



AGENDA

May 20, 2020

CITY COUNCIL MEETING

6:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

To help minimize the spread of COVID-19, members of the public may not attend in person, but may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. City Council meetings are also video streamed live and are available on the City's website and YouTube channel. Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353
Email: citycouncil@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5300, TDD: 916-774-5220. Request must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Security procedures are in place to attend Roseville City Council meetings. All attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include, but are not limited to: firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/ any weapons and/or dangerous devices of any kind, illegal drugs and alcohol.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **MEETING PROCEDURES**
5. **PUBLIC COMMENTS**

5.1. City Response to COVID-19 Pandemic

CONTACT: Dominick Casey 916-774-5362 dcasey@roseville.ca.us

6. **CONSENT CALENDAR**

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

6.1. Hauling and Disposal of Wastewater Sludge (RFQ 10-3250) - Contract Purchase Agreement

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-189 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SYNAGRO WWT, INC. DBA SYNAGRO WEST, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000277). Staff recommends approval of a contract purchase agreement with Synagro WWT Inc dba Synagro West LLC for hauling and disposal of wastewater sludge from the Pleasant Grove Wastewater Treatment Plant. The initial contract award is \$300,000 and funding is included in the Environmental Utilities Pleasant Grove Wastewater Treatment Plant FY2019-20 and proposed FY2020-21 budgets. Staff requests authorization to renew without further Council approval.

CC #: 0769

File #: 0203-009

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

6.2. General Construction Services - Contract Purchase Agreements

Memo from Preventative Maintenance Coordinator Blaine Wiegel and

Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 20-190 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BULLARD, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000296); and adopt RESOLUTION NO. 20-201 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CREEKSIDE COMMERCIAL BUILDERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000285). Staff recommends Council approval of contract purchase agreements with Bullard, Inc. and Creekside Commercial Builders, Inc., to provide general construction services for water/wastewater plants, lift stations and pump stations in accordance with Request for Proposals (RFP) 08-061 in the amount of \$250,000 each with funding established from the Environmental Utilities Department's FY2019-20 Operations budget for Water/Wastewater and Collections. The RFP allowed for four optional renewal years at one-year intervals. Staff requests authorization to utilize the optional renewal years of the contract without further Council approvals until the contract expires or until City staff determines that continuing with the same vendors is not in the City's best interest.

CC #: 0778

File #: 0203-04

CONTACT: Blaine Wiegel 916-746-1833 bwiegel@roseville.ca.us

6.3. Security Cameras (RFQ 10-3260) - Purchase Order

Memo from Senior Buyer Joanna Oukrop and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council approve a purchase order to Surveillance Systems Integration, Inc. as the lowest responsive and responsible bidder for Security Cameras RFQ 10-3260. The cost of the security cameras is \$103,192 plus tax of \$7,997.38, for a total of \$111,189.38. Funding is included in the Environmental Utilities Department's Capital Improvement project budget for Access Control System Rehabilitation.

CC #: 0762

File #: 0203-04

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

6.4. Homeland Security Grant - Sole Source Purchase Order and Budget Adjustment

Memo from Administrative Analyst Shelly Bracco and Police Chief James Maccoun recommending the City Council adopt ORDINANCE NO. 6228 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of an ordinance to amend the FY2019-20 budget in the amount of \$43,349 and authorize the issuance of a sole source purchase order for the purchase of tactical night vision equipment for a total amount not to exceed \$38,176.12. A ballistic shield, which

is below the dollar amount required for Council approval, will be purchased separately using these grant funds. There will be no net fiscal impact on the City.
CC #: 0770

File #: 0203-12 & 0201-01 & 0214

CONTACT: Shelly Bracco 916-774-5018 sbracco@roseville.ca.us

6.5. Vehicle Purchase and Equipment Re-manufacturing (RFQ 10-3261)

Memo from Fleet Manager Brian Craighead and Public Works Director Jason Shykowski recommending the City Council approve a purchase order to Oroville Ford, Inc. for one Ford F250 utility body truck utilizing RFQ 10-3261 in the amount of \$48,837; and approve a sole source purchase order to Sherman Reilly, Inc. for the remanufacturing of a Duct Dawg underground cable puller in the amount of \$88,500. Funding for this vehicle and equipment is included in the FY2019-20 Auto Replacement budget.

CC #: 0763

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

6.6. 600V, 15kV and Control and Instrumentation Cable (RFQ 10-3253) - Purchase Orders

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-186 APPROVING A PURCHASE ORDER FOR 600V, 15kV AND CONTROL AND INSTRUMENTATION CABLE; and adopt RESOLUTION NO. 20-187 APPROVING A PURCHASE ORDER FOR 600V, 15kV AND CONTROL AND INSTRUMENTATION CABLE; and adopt RESOLUTION NO. 20-188 APPROVING A PURCHASE ORDER FOR 600V, 15kV AND CONTROL AND INSTRUMENTATION CABLE. Staff recommends Council authorize purchase orders to General Pacific, Inc., Southwire Electric LLC, and The Okonite Company, Inc., as the lowest responsive bidders for the purchase of 600V, 15kV and Control and Instrumentation Cable to be purchased on an as-needed basis. The estimated total combined award for the initial contracts through June 30, 2021 is \$750,000 and funding is included in the Electric Department's Contribution in Aid of Construction Capital Improvement Project (CIP) and 12kV Upgrade & Extension CIP FY2019-20 and proposed FY2020-21 budgets. Staff requests authorization to renew without further Council approval.

CC #: 0767

File #: 0203-07-03

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

Resolutions

6.7. Plan Checking and Inspection Services - Professional Services Agreements Amendments

Memo from Administrative Analyst Brandy LeBeau and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO.

20-192 APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-193 APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND INTERWEST CONSULTING GROUP, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-194 APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND CSG CONSULTANTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-195 APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND BUREAU VERITAS NORTH AMERICA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a second amendment to four separate agreements for building plan review and inspection services with 4LEAF, Inc., Bureau Veritas North America, Inc., CSG Consultants, Inc., and Interwest Consulting Group, Inc. The proposed amendments would extend the expiration of existing agreements through June 30, 2021. All costs associated with plan review and inspection are recovered in administrative and permit fees paid by applicants at the time services are rendered, resulting in no impact to the General Fund. Funding for the agreements is included in the Development Services Department's proposed FY2020-21 budget.

CC #: 0774

File #: 0800-06

CONTACT: Brandy LeBeau 916-774-5278 blebeau@roseville.ca.us

6.8. Federal Transit Administration Grant Authorization for Transit Fleet Replacement

Memo from Financial Analyst Elizabeth Haydu and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-196 AUTHORIZING THE CITY MANAGER TO SUBMIT A SECTION 5339(b) GRANT APPLICATION FOR CERTAIN TRANSIT SERVICES AND TO EXECUTE THE RELATED GRANT APPLICATIONS, FORMS AND AGREEMENT. Staff requests approval to apply for a Federal Transit Administration (FTA) Fiscal Year 2020 §5339(b) competitive grant opportunity under the Grants for Buses and Bus Facilities Infrastructure Investment Program to fund the purchase of up to seven replacement zero-emission transit buses, and three electric chargers, and to execute the related forms and agreements. The total cost of the project is anticipated to be up to \$8,025,000. In addition to the proposed §5339(b) Buses and Bus Infrastructure Program grant of up to \$5,864,992, staff has also identified approximately \$900,000 in FTA §5307 formula grant funds for the bus purchase. Local match to both FTA

sources of funds of approximately \$1.26 million will be paid by Transportation Development Act Local Transportation Funds. No General Fund resources will be used for this project.

CC #: 0775

File #: 0721 & 0214

CONTACT: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

6.9. Multi-Hazard Mitigation Plan 2018 Progress Report Acceptance

Memo from Senior Engineer Brian Walker and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-169 ACCEPTING THE CITY OF ROSEVILLE MULTI-HAZARD MITIGATION PLAN 2018 PROGRESS REPORT. The Federal Emergency Management Agency (FEMA) requires that the City evaluate its Multi-Hazard Mitigation Plan (MHMP) action items for progress annually to maintain its Community Rating System Class 1 rating. This is the complete first annual progress report of the adopted MHMP. Staff time spent preparing the Annual Progress Report is included within the project budget for the MHMP Plan Update Capital Improvement Program project, funded by the General Fund. Mitigation measures are implemented as the various City departments have funding in their regular work programs and as grant funding is applied for and received by various City departments.

CC #: 0766

File #: 0307-02

CONTACT: Brian Walker 916-746-1300 walkerbrian@roseville.ca.us

6.10. Transmission Service Agreements for Firm and Non-Firm Point-to-Point Transmission Service and for Resale, Reassignment or Transfer of Point-To-Point Transmission Service Agreement

Memo from Electric Risk and Compliance Supervisor Petra Wallace and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 20-191 APPROVING TRANSMISSION SERVICE AGREEMENTS BETWEEN THE CITY OF ROSEVILLE AND PUGET SOUND ENERGY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The renewal of the Transmission Service Agreements will allow the City the ability to continue purchasing transmission from Puget Sound Energy, Inc. to transfer energy from the Pacific Northwest markets. There is no fiscal impact associated with the execution of the Transmission Service Agreements as they are only enabling agreements.

CC #: 0772

File #: 0800-03

CONTACT: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

6.11. Facilities Division Internal Service Fund Demand Services - Budget Adjustment

Memo from Administrative Analyst Rodney Funke and Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6227 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The recommended budget adjustment will increase internal service fund revenues and associated professional service expenditures in the Facilities Services Fund (\$200,000) and Facilities Rehabilitation Fund (\$40,000) due to higher than anticipated levels of customer-initiated requests from City departments for facilities services. While there will be an overall increase to the Facilities Division's FY2019-20 operating budget, there will be no net impact to the Facilities Services Fund or the Facilities Rehabilitation Fund because the increases are offset by additional revenue from customer departments.

CC #: 0768

File #: 0800-01 & 0201-01

CONTACT: Rodney Funke 916-774-5561 rfunke@roseville.ca.us

6.12. Cirby Creek Bank Stabilization and Outfall Repair Project - Budget Adjustment

Memo from Associate Engineer Rjahja Canlas and Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6223 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Cirby Creek Bank Stabilization and Outfall Repair project will stabilize the creek bank and repair the storm drain outfall behind the residence at 610 Juanita Way. Staff requests Council authorize a budget adjustment of \$20,000 from the Gas Tax Fund and \$59,000 from the Highway Users Tax Fund to be used for environmental permitting and civil engineering design services.

CC #: 0755

File #: 0900-04 & 0201-01

CONTACT: Rjahja Canlas 916-746-1300 rcanlas@roseville.ca.us

6.13. Bill Hughes Park and Duke Davis Park Rehabilitation Projects - Budget Adjustment

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt ORDINANCE NO. 6224 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a budget adjustment allocating \$157,000 for the first year's projects within Diamond Creek CFD #1 for rehabilitation projects related to Bill Hughes and Duke Davis Parks. These renovations will require no General Fund resources.

CC #: 0758

File #: 0704-01 & 0201-01

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

6.14. Youth Development Fund - Budget Adjustment

Memo from Parks, Recreation & Libraries Manager Natasha Martin and Parks Recreation & Libraries Director Jill Geller recommending the City Council adopt ORDINANCE NO. 6226 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Parks, Recreation & Libraries Department was successfully awarded a grant from the California State Library in the amount of \$100,000 to deliver out-of-school time programming. Staff is requesting a budget adjustment to the Youth Development Fund for grant revenue in the amount of \$100,000 to offset expenses related to the new grant-funded program.

CC #: 0764

File #: 0704 & 0201-01

CONTACT: Natasha Martin 916-774-5234 nmartin@roseville.ca.us

6.15. Electric New Services - Budget Adjustment

Memo from Electric Financial Administrator Eric Campbell and Electric Utility Director Michelle Bertolino recommending the City Council adopt ORDINANCE NO. 6225 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests approval of a budget adjustment in the amount of \$1,250,000, allowing Electric Utility staff to continue providing infrastructure installation services for developers through the remainder of FY2019-20. New development has been stronger than anticipated this fiscal year, and the budget adjustment will increase the budget for expenses and revenues. There is no net fiscal impact since the additional New Services Annual project costs are offset by developer reimbursement revenues.

CC #: 0759

File #: 0800-03 & 0201-01

CONTACT: Rick Corral 916-774-5616 rcorral@roseville.ca.us

Reports / Requests

6.16. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending the City Council adopt the minutes of the April 15, 2020 City Council meeting.

CC #: 0780

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

6.17. Zero Emission Bus Business Plan

Memo from Administrative Analyst Alison Winter and Public Works Director Jason Shykowski recommending the City Council accept the Roseville Zero-Emission Bus Business Plan. This study includes findings and recommendations to guide the transition of the City's transit fleet from diesel fuel to zero emission transit. The City has already been awarded grants for five (5) battery electric buses (BEB) commuter buses that will help offset the cost difference of purchasing BEBs over diesel buses and staff is pursuing additional funding for conversion of seven additional commuter buses in FY2025.

CC #: 0773

File #: 0721

CONTACT: Alison Winter 916-774-5365 awinter@roseville.ca.us

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Maidu Soccer Complex Irrigation Renovation Project – Award of Contract

Memo from Park Development Analyst Joel De Jong and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 20-197 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MARINA LANDSCAPE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and authorize approval of change orders in an amount not to exceed 10% of the contracted amount. Staff recommends a contract award in the amount of \$216,500 to Marina Landscape, Inc. for renovation of the irrigation system at the Maidu Soccer Complex. The facility is located on the 152-acre regional park site located east of Rocky Ridge Drive and south of Douglas Boulevard. The project includes renovations and upgrades to the existing irrigation system to provide better irrigation coverage and improved water efficiency, and will aid in reducing ongoing maintenance requirements. Improvements to the irrigation system are an essential component of a planned, concurrent turf renovation project under a separate contract. Funding for the irrigation improvements is from a transfer of FY2018-19 General Fund resources to the Parks, Recreation & Libraries Capital Fund for the Maidu soccer fields as well as committed contributions from partners. Maintenance of the existing citywide park is budgeted in the General Fund and will remain unchanged.

CC #: 0776

File #: 0714-01

CONTACT: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

8. ORDINANCES

8.1. Roseville Independent Redistricting Commission

Memo from Assistant City Attorney Michelle Sheidenberger and City Clerk Sonia Orozco with Roseville Charter Review Commission recommendation for the City Council to introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 2.34 OF

TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING THE
ROSEVILLE INDEPENDENT REDISTRICTING
COMMISSION. Sufficient funds to support the work of the Commission is
estimated in the amount of \$75,000.

CC #: 0779

File #: 0502

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

M. Sheidenberger 916-774-5325 msheidenberger@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Environmental Utilities Department Budget Update

Memo from Environmental Utilities Director Richard Plecker with a budget
update for the Environmental Utilities Department.

CC #: 0760

File #: 0800-02

CONTACT: Janet Vargas 916-774-5557 jvargas@roseville.ca.us

9.2. Roseville Electric Department Budget Update

Memo from Electric Utility Director Michelle Bertolino with an update on
Roseville Electric Utility's proposed FY2020-21 budget.

CC #: 0761

File #: 0800-03

CONTACT: Eric Campbell 916-774-5626 ecampbell@roseville.ca.us

9.3. Capital Improvement Plan Preview for Fiscal Year 2020-21

Memo from Public Works Director Jason Shykowski with an overview of
the capital improvement plan (CIP) for the coming fiscal year. This presentation
will include a preview of major CIPs for all City departments. There is no fiscal
impact from this presentation.

CC #: 0754

File #: 0801

CONTACT: Jason Shykowski 916-774-5331 jshykowski@roseville.ca.us

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the
following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing

7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

10.1. Community Facilities District No. 4 - Annexation of Territory

Memo from Administrative Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-166 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE OF ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT, AUTHORIZING THE LEVY OF A SPECIAL TAX AND SUBMITTING LEVY OF TAX TO QUALIFIED ELECTORS CITY OF ROSEVILLE Community Facilities District No. 4 (Public Services) Annexation No. 7 (The Villages at Kit Carson); and adopt RESOLUTION NO. 20-167 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION, DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF AMENDED NOTICE OF SPECIAL TAX LIEN CITY OF ROSEVILLE Community Facilities District No. 4 (Public Services) Annexation No. 7 (The Villages at Kit Carson). The annexation of Community Facilities District No. 4 (Public Facilities) will not impact the City's General Fund. The property owners will pay a special tax sufficient to pay the costs of the CFD and be levied annually among the parcels of real property within the CFD.

CC #: 0756

File #: 0206-03-01 & 0400-09-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

10.2. 2020/2021 Landscaping and Lighting Districts Assessments - Amending and/or Approving the Engineer's Annual Levy Report, Ordering the Levy and Collection of Assessments

Memo from Administrative Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-170 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-171 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-172 OF THE CITY

COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-173 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-174 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-175 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-176 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-177 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-178 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-179 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-180 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-181 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-182 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-183 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-184 OF THE CITY COUNCIL

OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021; and adopt RESOLUTION NO. 20-185 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021. These eight districts were formed within the City to levy and collect assessments for maintenance of public improvements pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (the Act), and Article XIID of the California Constitution. All charges are needed to fund landscape services in each LLD. There is no impact to the General Fund.

CC #: 0753

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

10.3. Campus Oaks Master Plan - General Plan Amendment, Rezone, and Development Agreement Amendment - PL18-0192

Memo from Associate Planner Shelby Vockel and Development Services Director Mike Isom recommending the City Council consider the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report and adopt RESOLUTION NO. 20-168 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE NINTH AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BBC ROSEVILLE OAKS, LLC RELATIVE TO THE CAMPUS OAKS PROPERTY WITHIN THE HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The applicant requests approval of a General Plan Amendment, Rezone, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and allow for the development of a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached

Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.
CC #: 0765

File #: 0400-04-18-1 & 0400-04-18-2 & 0400-06

CONTACT: Shelby Vockel 916-746-1347 svockel@roseville.ca.us

10.4. Community Development Block Grant - Amended 2015-2019 Consolidated Plan, Amended 2019 Annual Action Plan, Amended Citizen Participation Plan and Budget Adjustment

Memo from Housing Analyst Suzanne Acrell and Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 20-198 ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AMENDED 2019 CONSOLIDATED PLAN, THE AMENDED 2015-2019 ANNUAL ACTION PLAN, AND THE AMENDED CITIZEN PARTICIPATION PLAN, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS AND CERTIFICATIONS ON BEHALF OF THE CITY OF ROSEVILLE FOR SUBMITTAL OF THE PLAN AMENDMENTS TO THE U.S. DEPARTMENT OF HOUSING & DEVELOPMENT (HUD); and adopt RESOLUTION NO. 20-199 APPROVING A FIRST AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE GATHERING INN, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-200 APPROVING A FIRST AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ADVOCATES FOR MENTALLY ILL HOUSING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6229 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests an amendment to the 2015-2019 Consolidated Plan, an amendment to 2019 Annual Action Plan, an amendment to the Citizen Participation Plan, as well as approve a budget adjustment, and authorize the City Manager to execute necessary documents and certifications on behalf of the City of Roseville for submittal of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan amendments to the U.S. Department of Housing & Development, amendments to the subrecipient agreements between the City and The Gathering Inn as well as the agreement between the City and Advocate for Mentally Ill Housing, and the Budget Adjustment to expend the Coronavirus Aid, Relief, and Economic Security Act funding. The amendments and budget adjustment will not have any fiscal impact to the General Fund.

CC #: 0777

File #: 0113 & 0201-01

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us
Trisha Isom 916-746-1239 tisom@roseville.ca.us

11. COUNCIL REPORTS / PUBLIC COMMENTS

12. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 0769
File #: 0203-009

Title: Hauling and Disposal of Wastewater Sludge (RFQ 10-3250) - Contract Purchase Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.1.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a contract purchase agreement with Synagro WWT, Inc. dba Synagro West LLC as the lowest responsive and responsible bidder for RFQ 10-3250 Hauling and Disposal of Wastewater Sludge from the Pleasant Grove Wastewater Treatment Plant, and authorize the City Manager to execute it.

The bid allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years of the bid contract without further Council approvals until the contract expires, a new contract with better pricing becomes available, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The City of Roseville Pleasant Grove Wastewater Treatment Plant produces approximately 16,000 wet tons of dewatered undigested waste activated sludge (sludge) annually. Currently all of the sludge is disposed of at a local landfill. The City has a desire to diversify the way a portion of the sludge is disposed of and have a reliable alternative to landfill disposal in the event an issue arises with the current method of disposal.

One alternative to the landfill disposal is to haul and dispose of the sludge at a facility certified to process the sludge into a Class A, 40CFR503 compliant fertilizer. Processing to Class A, 40CFR503 compliant fertilizer will not only reduce the amount of landfill waste, but will also provide the City with landfill waste diversion credit, as well as creating a new avenue for disposal.

The bid award for Hauling and Disposal of Wastewater Sludge is based on the total price per wet ton for a full truckload.

A formal bid was issued with the following vendor responses:

Bidder	Total Price Per Wet Ton For A Full Truckload
Synagro	\$85.00

Baltimore, MD

Lystek International Limited \$118.00
Fairfield, CA

Ariza Construction Inc. \$140.00
Carmichael, CA

FISCAL IMPACT

The estimated cost is \$20,000 for the remainder of FY2019-20 and \$280,000 for FY2020-21, contingent on Council approval of the proposed budget. Spending for future renewals will be contingent upon Council approval of future fiscal year budgets. Projected spending for the optional renewal years is as follows: FY2021-22 \$350,000; FY2022-23 \$400,000; FY2023-24 \$450,000; FY2024-25 \$500,000.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The proposed contract purchase agreement to haul and dispose of sludge meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-189

CPA Signed

RESOLUTION NO. 20-189

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY
OF ROSEVILLE AND SYNAGRO WWT, INC. DBA SYNAGRO WEST, LLC, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000277) for hauling and disposal of wastewater sludge from the Pleasant Grove Wastewater Treatment Plant, between the City of Roseville and Synagro WWT, Inc. dba Synagro West, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, and upon receipt and approval of bonds by the City Attorney's office each year.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000277

Supplier Details:

Company Synagro WWT Inc dba Synagro West LLC
Contact Jennifer Makowelski
Address 435 Williams Ct Ste 100

Baltimore, MD 21220

Submit your response to:

Company City of Roseville
Contact Babette Owens
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5704
Fax (916) 774-5736
E-mail BOWens@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**
Partnership - **Any general partner**
Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000277

Agreement	3000277
Agreement Date	09-APR-2020
Revision	0
Agreement Amount	300,000.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier **Synagro WWT Inc dba Synagro West LLC**
435 Williams Ct Ste 100

Baltimore, MD 21220

Phone: ()
Fax: ()
Email:

Description of Labor, equipment and/or materials Vendor shall haul and dispose of wastewater sludge from the Pleasant Grove Wastewater Treatment plant at a cost of \$85.00 per wet ton for a full truckload in accordance with all specifications, terms and conditions, and attachments of RFQ 10-3250.

START DATE: Executed Agreement.
END DATE: 6/30/2021

Agreement Contact: Bryan Buchanan at (916) 746-1812.

Total agreement is an approximate value only. The City does not guarantee whatsoever the actual amount to be spent.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	14662	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
		Babette Owens Phone 1-916-774-5704			

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
 - b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
 - c. Additional Insureds. Contractor shall also provide a separate endorsement or

section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

- (1) the minimum coverage and limits specified in this Agreement; or
- (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
 - e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
 - f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
 - g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
 - h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
 - i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. _____

Contractor License No. _____

DIR Registration No. _____

Check mark the applicable company type below:

_____ Corporation

_____ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

Contract Purchase Agreement 3000277

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
General T&C
REV 5/3/18 JS

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES**

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction: _____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional: _____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant: _____

Professional Liability:
\$1 Million/occurrence

IT Services: _____

Professional Liability:
\$1 Million/occurrence
No auto required

Hazardous Materials: X

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors: _____

No auto required
No workers' comp required

Professional Counseling/ Psychological: _____

Professional Liability:
\$1 Million/occurrence
No auto required

Pyrotechnics: _____

General Liability:
\$5 Million/occurrence
\$10 Million aggregate
Auto - \$2 Million/occurrence

Chemical/Environmental: _____

General Liability:
\$3 Million/occurrence
\$6 Million aggregate
Pollution – \$2 Million/Occurrence
Auto - \$2 Million/Occurrence

Insurance Submission Process

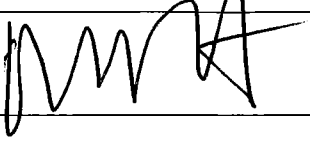
The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Robert Preston
Title:	President

Supplier	
Signature:	
Print Name:	
Title:	

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager

**UNANIMOUS WRITTEN CONSENT
OF THE DIRECTORS OF
SYNAGRO-WWT, INC.**

The undersigned, being the Directors of Synagro-WWT, Inc. a Maryland Corporation (the "Company"), for the purpose of taking action without meeting and waiving all notice requirements with respect thereto, hereby consents to, adopt and approve the following resolutions:

Appointment of Directors

RESOLVED, that the following individuals be and hereby is approved, adopted and ratified as an officer of the Company until his respective successor shall have been duly appointed and qualified:

Robert Preston

President

Enabling Resolutions

FURTHER, RESOLVED, that the officers of the Company be, and they hereby are, authorized to take, or cause to be taken, any and all actions which they may deem necessary or desirable in connection with effectuating the above resolutions; and

FURTHER, RESOLVED, that the actions of the officers of the Company previously taken in connection the above resolutions be, and they hereby are, in all respects authorized, ratified and confirmed as the acts and deeds of the Company.

FURTHER, RESOLVED, that the officers of the Company be, and hereby are, authorized to take, or cause to be taken any and all actions which they may deem necessary or desirable in connection with binding the Company.

IN WITNESS WHEREOF, the undersigned Directors has executed this Unanimous Written Consent effective as of March 19, 2018.



Al Slepian

Benny C. Smith, Jr.



COUNCIL COMMUNICATION

CC #: 0778
File #: 0203-04

Title: General Construction Services - Contract Purchase Agreements
Contact: Blaine Wiegel 916-746-1833 bwiegel@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt two resolutions authorizing the City Manager to sign contract purchase agreements with Bullard, Inc. and Creekside Commercial Builders, Inc., to provide general construction services in accordance with Request for Proposals (RFP) 08-061 in the amount of \$250,000 each.

The RFP allowed for four optional renewal years at one-year intervals. Staff requests authorization to utilize the optional renewal years of the contract without further Council approvals until the contract expires or until City staff determines that continuing with the same vendors is not in the City's best interest.

BACKGROUND

The Environmental Utilities Department released General Construction Services RFP 08-061 in March 2020 to solicit proposals to provide City facility, Water/Wastewater plants, lift stations and pump stations general construction services on a scheduled and as-needed basis at a number of locations. Two companies submitted proposals. The proposals were evaluated on overall proposal, cost, qualifications, and experience. Bullard, Inc. and Creekside Commercial Builders, Inc., were rated the highest, and staff is recommending each be awarded a contract purchase agreement.

FISCAL IMPACT

The estimated annual cost of service is \$500,000, with funding established from the Environmental Utilities Department's FY2019-20 Operations Budget for Water/Wastewater and Collections. Projected spending for optional renewal years is as follows: \$500,000 FY2020-21, \$500,000 FY2021-22, \$500,000 FY2022-23, and \$500,000 FY2023-24.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Agreements for general construction services meets the above criteria and are not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Blaine Wiegel, Preventative Maintenance Coordinator

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-190

Bullard CPA

Resolution No. 20-201

Creekside Commercial Builders signed CPA

bullard labor and materials bond

bullard performance bond

RESOLUTION NO. 20-190

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BULLARD, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000296) for general construction services, between the City of Roseville and Bullard, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville, upon receipt and approval of bonds by the City Attorney's office.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, and upon receipt and approval of bonds by the City Attorney's office each year.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000296

Supplier Details:

Company Bullard Inc
Contact Nathan Tanner
Address 7447 Antelope Rd., Ste 202

Citrus Heights, CA 95621

Submit your response to:

Company City of Roseville
Contact Babette Owens
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5704
Fax (916) 774-5736
E-mail BOwens@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - By owner

Partnership - Any general partner

Corporation - Two options:

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are not corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000296

Agreement	3000296
Agreement Date	21-APR-2020
Revision	0
Agreement Amount	250,000.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier **Bullard Inc**
7447 Antelope Rd., Ste 202

Citrus Heights, CA 95621

Phone: ()
Fax: ()
Email: Nathan@bullardinc.net

Description of Labor, equipment and/or materials THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #08-061 AND CONTRACTOR'S PROPOSAL THERETO TITLED CITY OF ROSEVILLE GENERAL CONSTRUCTION SERVICES #08-061 DATED 3/18/2020 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #08-061 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

EXHIBIT B CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS REVISED 4/2/20 IS HEREIN MADE PART OF THIS PURCHASE AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT BLAINE WIEGEL AT 916-746 1833 FOR QUESTIONS REGARDING THIS AGREEMENT.

START DATE: EXECUTED AGREEMENT
END DATE: 4/15/2021

The total cost of service is an approximate value only. The City cannot guarantee whatsoever the actual value of this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11166	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
		Babette Owens Phone 1-916-774-5704			

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

- b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage (except Workers' Compensation) and for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:
 - (1) the minimum coverage and limits specified in this Agreement; or
 - (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General

Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

- i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

20. Contractor agrees to defend and indemnify City if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that Contractor and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of City. Contractor and City agree that: (a) Contractor is free from the control and direction of City in connection with the performance of the work; (b) Contractor is providing services directly to City; (c) Contractor has and will maintain at all relevant times a business license; (d) Contractor maintains a business location that is separate from City; (e) Contractor is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) Contractor actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from City; (g) Contractor advertises and holds itself out to the public as available to provide the same or similar services; (h) Contractor provides its own tools, vehicles, and equipment to perform the services; (i) Contractor has negotiated its own rates; (j) Contractor set its own hours and location of work in accomplishing City's on-call needs; and (k) Contractor has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 00807479

Contractor License No. 1002120

DIR Registration No. 1000024551

Check mark the applicable company type below:

☒ Corporation

☐ Limited Liability Company

☐ Partnership

☐ Sole Proprietor

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.

Construction T&C - AB5

REV 3/26/20 JS

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES**

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:X

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional:_____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant:_____

Professional Liability:
\$1 Million/occurrence

IT Services:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Hazardous Materials:_____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors:_____

No auto required
No workers' comp required

Professional Counseling/ Psychological:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Pyrotechnics: _____

General Liability:
\$5 Million/occurrence
\$10 Million aggregate
Auto - \$2 Million/occurrence

Chemical/Environmental: _____

General Liability:
\$3 Million/occurrence
\$6 Million aggregate
Pollution – \$2 Million/Occurrence
Auto - \$2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg. - 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

Sign to acknowledge receipt of asbestos notification:

SIGNATURE	
COMPANY NAME	BULLARD, INC.
DATE	4/22/2020

Asbestos
Rev 01/16/19

Supplier	
Signature:	
Print Name:	MARSHALL HENDON
Title:	VP/SECRETARY

Supplier	
Signature:	
Print Name:	MATTHEW KARTCHNER
Title:	VP OPERATIONS

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager

Exhibit B
Revised 4/2/20

Contract Provisions for Non-Federal Entity Contracts Under Federal Awards

1. For purposes of this Exhibit B, the terms contractor, consultant, supplier, and vendor shall be used interchangeably and specifically refer to the party furnishing good and/or services to the City of Roseville (hereinafter "City") pursuant to the Agreement.
2. **Contractual remedies for breach of the Agreement:** Should any party breach any of the terms of the Agreement, the non-breaching party may commence any legal action against the other party arising out of the breach of the Agreement or the performance thereof. The prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of the Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
3. **Termination for cause or convenience:** At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided contractor is given thirty (30) days' written notice. City's termination shall be without further liability to City, however contractor shall be entitled to all costs reasonably incurred prior to the date of termination. contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
4. **Equal Employment Opportunity:** The regulation at 41 C.F.R. Part 60-1.4(b) requires the insertion of the following contract clause.

During the performance of this Agreement, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for

employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Contractor Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Contractor Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further City contracts or federally assisted construction contracts in accordance with procedures authorized in Contractor Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Contractor Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Contractor Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect

to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local City, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such City which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Contractor Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, City contracts and federally assisted construction contracts pursuant to the Contractor Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Contractor Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

5. **Davis Bacon Act:** If the Agreement is a prime construction contracts in excess of \$2,000, contractor agrees:
 - a. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.
 - b. Contractor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

- c. Additionally, contractor is required to pay wages not less than once a week.
6. **Copeland Anti-Kickback Act:** If the Agreement is a contract for construction or repair in excess of \$2,000, contractor agrees:
- a. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
 - b. Subcontracts. The contractor or subcontractors shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
 - c. Breach. A breach of the contract clauses above may be grounds for termination of the Agreement, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.
7. **Contract Work Hours and Safety Standards Act:** This section applies if the Agreement is in excess of \$100,000 under grant and cooperative agreement programs and involves the employment of mechanics or laborers. It is applicable to construction work. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
- (1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
 - (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.
 - (3) *Withholding for unpaid wages and liquidated damages.* The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work

Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

- (4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

8. Clean Air Act and Federal Water Pollution Control Act: If the Agreement is in excess of \$150,000:

- a. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., and the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- b. The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- c. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. Debarment and Suspension:

- (1) This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- (4) The contractor agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The contractor further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10. Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended):

If the Agreement is \$100,000 or more, contractor shall file the required certification under the Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or

organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

11. Procurement of Recovered Materials:

- i. In the performance of this contract, the contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:
 1. Competitively within a timeframe providing for compliance with the contract performance schedule;
 2. Meeting contract performance requirements; or
 3. At a reasonable price.
- ii. Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
- iii. The contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

12. Access to Records:

- (1) The contractor agrees to provide City, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- (2) The contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- (3) The contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
- (4) In compliance with the Disaster Recovery Act of 2018, the City and the contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

13. No Obligation by Federal Government:

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

14. Program Fraud and False or Fraudulent Statements or Related Acts:

The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

RESOLUTION NO. 20-201

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY
OF ROSEVILLE AND CREEKSIDE COMMERCIAL BUILDERS, INC., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000285) for general construction services, between the City of Roseville and Creekside Commercial Builders, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, and upon receipt and approval of bonds by the City Attorney's office each year.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000285

Supplier Details:

Company Creekside Commercial Builders Inc.
Contact David Sosner
Address 3131 Peacekeeper Way
Suite 400
McClellan, CA 95652

Submit your response to:

Company City of Roseville
Contact Babette Owens
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5704
Fax (916) 774-5736
E-mail BOWens@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - By owner

Partnership - Any general partner

Corporation - Two options:

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are not corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000285

Agreement	3000285
Agreement Date	14-APR-2020
Revision	0
Agreement Amount	250,000.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier **Creekside Commercial Builders Inc.**
 3131 Peacekeeper Way
 Suite 400
 McClellan, CA 95652

Phone: () *916 783-8080*
Fax: () *916 783-9064*
Email: *mike@creekside Inc. net*

Description of Labor, equipment and/or materials THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #08-061 AND CONTRACTOR'S PROPOSAL THERETO TITLED CITY OF ROSEVILLE GENERAL CONSTRUCTION SERVICES #08-061 DATED 3/18/2020 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #08-061 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

EXHIBIT B CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS REVISED 4/2/20 IS HEREIN MADE PART OF THIS PURCHASE AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT BLAINE WIEGEL AT 916-746 1833 FOR QUESTIONS REGARDING THIS AGREEMENT.

START DATE: EXECUTED AGREEMENT
 END DATE: 4/15/2021

The total cost of service is an approximate value only. The City cannot guarantee whatsoever the actual value of this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	14446	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
Babette Owens Phone 1-916-774-5704					

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

- b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage (except Workers' Compensation) and for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:
 - (1) the minimum coverage and limits specified in this Agreement; or
 - (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General

Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

- i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

20. Contractor agrees to defend and indemnify City if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that Contractor and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of City. Contractor and City agree that: (a) Contractor is free from the control and direction of City in connection with the performance of the work; (b) Contractor is providing services directly to City; (c) Contractor has and will maintain at all relevant times a business license; (d) Contractor maintains a business location that is separate from City; (e) Contractor is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) Contractor actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from City; (g) Contractor advertises and holds itself out to the public as available to provide the same or similar services; (h) Contractor provides its own tools, vehicles, and equipment to perform the services; (i) Contractor has negotiated its own rates; (j) Contractor set its own hours and location of work in accomplishing City's on-call needs; and (k) Contractor has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 008226B2

Contractor License No. 925942 A/B

DIR Registration No. 1000007395

Check mark the applicable company type below:

☒ Corporation

☐ Limited Liability Company

☐ Partnership

☐ Sole Proprietor

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.

Construction T&C - AB5

REV 3/26/20 JS

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES**

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:X

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional:_____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant:_____

Professional Liability:
\$1 Million/occurrence

IT Services:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Hazardous Materials:_____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors:_____

No auto required
No workers' comp required

Professional Counseling/ Psychological:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Pyrotechnics:_____

General Liability:
\$5 Million/occurrence
\$10 Million aggregate
Auto - \$2 Million/occurrence

Chemical/Environmental:_____

General Liability:
\$3 Million/occurrence
\$6 Million aggregate
Pollution – \$2 Million/Occurrence
Auto - \$2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

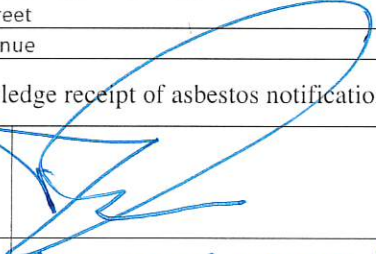
- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

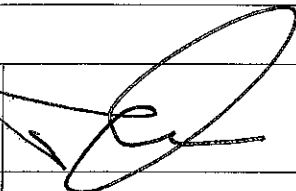
Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

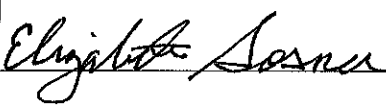
Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg.- 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

Sign to acknowledge receipt of asbestos notification:

SIGNATURE	
COMPANY NAME	DAVID SAWYER, President Crestside Commercial Builders, Inc.
DATE	4-14-2020

Asbestos
Rev 01/16/19

Supplier	
Signature:	
Print Name:	DAVID SOSNER
Title:	President

Supplier	
Signature:	
Print Name:	Elizabeth Sosner
Title:	Secretary

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager

Exhibit B
Revised 4/2/20

Contract Provisions for Non-Federal Entity Contracts Under Federal Awards

1. For purposes of this Exhibit B, the terms contractor, consultant, supplier, and vendor shall be used interchangeably and specifically refer to the party furnishing good and/or services to the City of Roseville (hereinafter "City") pursuant to the Agreement.
2. **Contractual remedies for breach of the Agreement:** Should any party breach any of the terms of the Agreement, the non-breaching party may commence any legal action against the other party arising out of the breach of the Agreement or the performance thereof. The prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of the Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
3. **Termination for cause or convenience:** At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided contractor is given thirty (30) days' written notice. City's termination shall be without further liability to City, however contractor shall be entitled to all costs reasonably incurred prior to the date of termination. contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
4. **Equal Employment Opportunity:** The regulation at 41 C.F.R. Part 60-1.4(b) requires the insertion of the following contract clause.

During the performance of this Agreement, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for

employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Contractor Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Contractor Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations; and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further City contracts or federally assisted construction contracts in accordance with procedures authorized in Contractor Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Contractor Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Contractor Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect

to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local City, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such City which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Contractor Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, City contracts and federally assisted construction contracts pursuant to the Contractor Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Contractor Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

5. **Davis Bacon Act:** If the Agreement is a prime construction contracts in excess of \$2,000, contractor agrees:
 - a. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.
 - b. Contractor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

- c. Additionally, contractor is required to pay wages not less than once a week.
6. **Copeland Anti-Kickback Act:** If the Agreement is a contract for construction or repair in excess of \$2,000, contractor agrees:
- a. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
 - b. Subcontracts. The contractor or subcontractors shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
 - c. Breach. A breach of the contract clauses above may be grounds for termination of the Agreement, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.
7. **Contract Work Hours and Safety Standards Act:** This section applies if the Agreement is in excess of \$100,000 under grant and cooperative agreement programs and involves the employment of mechanics or laborers. It is applicable to construction work. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
- (1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
 - (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.
 - (3) *Withholding for unpaid wages and liquidated damages.* The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work

Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

- (4) *Subcontracts*. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

8. Clean Air Act and Federal Water Pollution Control Act: If the Agreement is in excess of \$150,000:

- a. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., and the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- b. The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- c. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. Debarment and Suspension:

- (1) This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- (4) The contractor agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The contractor further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10. Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended):

If the Agreement is \$100,000 or more, contractor shall file the required certification under the Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or

organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

11. Procurement of Recovered Materials:

- i. In the performance of this contract, the contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:
 - 1. Competitively within a timeframe providing for compliance with the contract performance schedule;
 - 2. Meeting contract performance requirements; or
 - 3. At a reasonable price.
- ii. Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
- iii. The contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

12. Access to Records:

- (1) The contractor agrees to provide City, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- (2) The contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- (3) The contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
- (4) In compliance with the Disaster Recovery Act of 2018, the City and the contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

13. No Obligation by Federal Government:

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

14. Program Fraud and False or Fraudulent Statements or Related Acts:

The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

Bond No. 9338733
Premium \$ Included in Perf. Bond

**PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND**
(Project: Contract Purchase Agreement 3000296)

WHEREAS, the City of Roseville ("CITY"), has awarded a bid and contract to Bullard Inc.
as contractor ("PRINCIPAL"), for the public work described as Contract Purchase Agreement 3000296 (the "WORK"). The
contract ("AGREEMENT"), for the public work described above, and all of its terms and
conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the
AGREEMENT guaranteeing payment of persons who provide labor and material; and

NOW, THEREFORE, we the undersigned PRINCIPAL and Fidelity and Deposit
Company of Maryland, a Corporation, admitted
and duly authorized to transact business under the laws of the State of California, as
SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and
assigns in the sum of Two Hundred Fifty Thousand and 00/100
dollars (\$ 250,000.00) (which amount is not less than 100% of the
AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which
payment, well and truly to be made, we bind ourselves, our heirs, executors and
administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of the obligation is such that if the PRINCIPAL, its subcontractors,
heirs, executors, administrators, successors or assigns fails to pay any of the persons
named in Section 8004 or 9100 of the Civil Code of the State of California, or the
amounts due under the Unemployment Insurance Code of the State of California, or any
amounts required to be deducted, withheld and paid over to the Employment
Development Department from the wages of employees of the PRINCIPAL and its
subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with
respect to work or labor performed by any such claimant, that the SURETY will pay for
the same, in an amount not exceeding the sum specified in this bond, and also, in case
suit is brought upon the bond, shall pay reasonable attorneys' fees, to be fixed by the
Court.

This bond shall inure to the benefit of any and all persons, companies, and
corporations entitled to file a Stop Payment Notice pursuant to the provisions of Section
9350 et seq. of the Civil Code of the State of California, so as to give a right of action to
them or their assigns in any suit brought upon this bond.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the 21 day of April, 2020.

PRINCIPAL:

BY: MH

PRINT NAME: MARSHALL HENDON

PRINT TITLE: VP/SECRETARY

AND

BY: MKB

PRINT NAME: MATTHEW KAPITCHINE

PRINT TITLE: VP OPERATIONS

SURETY:

BY: Stanley J. Matranga

PRINT NAME: Stanley J. Matranga

PRINT TITLE: Attorney-in-Fact

MAILING ADDRESS:

Fidelity and Deposit Company of Maryland

525 Market Street, Suite 2900

San Francisco, CA 94105

*(Notarization by Surety and copy of
Power of Attorney required.)*

APPROVED AS TO FORM:

BY: Robert R. Schmitt
City Attorney

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Stanley J. MATRANGA and Eric V. MATRANGA, both of Granite Bay, California, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 13th day of August, A.D. 2019.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 13th day of August, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

On April 21, 2020 before me, Eric Matranga, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Stanley J. Matranga
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Signature]*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Bond No. 9338733
Premium \$ 3,370.00

**PUBLIC WORKS
FAITHFUL PERFORMANCE BOND**

(Project: Contract Purchase Agreement 3000296)

WHEREAS, the City of Roseville ("CITY") has awarded a bid and contract to Bullard Inc.
as contractor ("PRINCIPAL") for the public work described as Contract Purchase Agreement 3000296 (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing its faithful performance; and

NOW, THEREFORE, we the undersigned PRINCIPAL and Fidelity and Deposit Company of Maryland, a Corporation, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of Two Hundred Fifty Thousand and 00/100 dollars (\$250,000.00) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects promptly and faithfully perform the covenants, conditions and provisions in said AGREEMENT and any alteration thereof made as therein provided, notice of which alterations to Surety being hereby waived, on its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents, employees, volunteers as therein stipulated, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

As condition precedent to the satisfactory completion of the contract, the obligation of the PRINCIPAL and SURETY under this Bond shall remain in effect for a period of one (1) year after the completion and acceptance of the WORK. During that time, if the PRINCIPAL, its heirs, executors, administrators, successors or assigns fails to make full, complete and satisfactory repair and replacement or totally protect the CITY from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the WORK, then the obligation shall remain in full force and effect. However, anything in

this paragraph to the contrary notwithstanding, the obligation of the SURETY shall continue so long as any obligation of the PRINCIPAL remains.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

Whenever PRINCIPAL shall be and declared by CITY to be in default under the AGREEMENT, SURETY shall promptly remedy the default, or shall promptly do one of the follow at CITY's election:

1. Undertake through its agents or independent contractors, reasonably acceptable to CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.
2. Reimburse CITY for all costs CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

SURETY's obligations hereunder are independent of the obligations of any other surety for the performance of the AGREEMENT, and suit may be brought against SURETY and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing CITY's rights against the others.

No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY or its successors or assigns.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, this instrument has been duly executed by the
PRINCIPAL and SURETY above-named, on the 21 day of April,
2020.

PRINCIPAL:

BY: 
PRINT NAME: MARSHALL HENDON
PRINT TITLE: VP/ SECRETARY

AND

BY: 
PRINT NAME: MATTHEW KATCHANCE
PRINT TITLE: VP OPERATIONS

APPROVED AS TO FORM:

BY: 
City Attorney

SURETY:

BY: 
PRINT NAME: Stanley J. Matranga
PRINT TITLE: Attorney-in-Fact

MAILING ADDRESS:

Fidelity and Deposit Company of Maryland
525 Market Street, Suite 2900
San Francisco, CA 94105

**(Notarization by Surety and copy of
Power of Attorney required.)**

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Stanley J. MATRANGA and Eric V. MATRANGA, both of Granite Bay, California, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 13th day of August, A.D. 2019.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 13th day of August, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

On April 21, 2020 before me, Eric Matranga, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Stanley J. Matranga
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



COUNCIL COMMUNICATION

CC #: 0762
File #: 0203-04

Title: Security Cameras (RFQ 10-3260) - Purchase Order
Contact: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.3.

RECOMMENDATION TO COUNCIL

Recommend Council approve a purchase order to Surveillance Systems Integration, Inc. as the lowest responsive and responsible bidder for Security Cameras RFQ 10-3260. The cost of the security cameras, associated hardware, and software is \$103,192.00 plus tax of \$7,997.38, for a total of \$111,189.38.

BACKGROUND

The Environmental Utilities Department has a requirement for new security cameras to be used at the Water Treatment Plant, wells, and water tanks throughout the City. The bid includes the cameras, mounting hardware, server, recording appliance, and software. City staff will perform the equipment installation.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Total</u>
Surveillance International, LLC Los Angeles, CA	\$158,570.71
CML Security Broomfield, CO	\$143,140.04
Precision West Telecom Rocklin, CA	\$133,114.45
Burgarello Alarm Roseville, CA	\$127,659.28
Johnson Controls Folsom, CA	\$126,952.13
Howard Technology Solutions	\$113,549.00

Laurel, MS

Inter-Pacific, Inc. \$110,855.16
Tustin, CA

Surveillance Systems Integration, Inc. \$103,192.00
Rocklin, CA

IT Management Corp. \$83,741.40
Santa Clara, CA

American Security Group \$76,430.24
Vista, CA

The apparent lowest bidder, American Security Group, was deemed non-responsive because they bid alternate equipment for some of the items specified. Their substitution for the first camera specified in the bid is not compatible with the specified software. Their substitution for the second camera in the bid was a "bullet" style camera, but the bid specified a "box" style camera. The "box" style camera was specified for visual presence and environmental longevity, and provides protection for outdoor cameras. Additionally, the vendor's wall mount bracket substitution was incorrect for the specified camera style.

The second lowest bidder, IT Management Corporation, was deemed non-responsive because they did not provide pricing for all of the items in the bid.

FISCAL IMPACT

The cost of the security cameras and associated hardware and software is \$103,192.00 plus tax of \$7,997.38, for a total of \$111,189.38. Funding is included in the Environmental Utilities Department's Capital Improvement Project budget for Access Control System Rehabilitation.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. A purchase order for security cameras meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Joanna Oukrop, Senior Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 0770

File #: 0203-12 & 0201-01 & 0214

Title: Homeland Security Grant - Sole Source Purchase Order and Budget Adjustment

Contact: Shelly Bracco 916-774-5018 sbracco@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.4.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt an ordinance approving a budget adjustment to add \$43,349 to the Police Department's budget to purchase grant approved equipment, and authorize a sole source purchase through Night Ops Tactical Inc. to purchase Special Weapons and Tactics (SWAT) tactical night vision equipment and a ballistic shield.

BACKGROUND

Congress, through the federal Department of Homeland Security, periodically allocates funds for local security and preparedness needs. Sometimes the allocations are based on population, and sometimes they are based on identified local risks. The funds are distributed first to the states, and the states distribute them to counties. In each county an Approval Authority, comprised of the public health officer, the sheriff, a city police chief, a county fire agency representative and a city fire agency representative, prioritizes needs and allocates funds for specific items. Placer County Office of Emergency Services (OES) administers the grants, files claims for reimbursement from the federal government, and then distributes the reimbursements to local agencies. In many instances, OES gives us a very short window to make the necessary purchases with the approved funds, as some funding is left over from previous grant years and needs to be expended immediately.

The Police Department was recently given approval to purchase tactical night vision equipment and a ballistic shield for SWAT team members. The sole source for tactical night vision is based on compatibility, orientation, turn-around time and warranty services offered by NightOps Tactical Inc. The sole source purchase will not exceed \$38,176.12.

A ballistic shield, which is below the dollar amount required for Council approval, will be purchased separately using these grant funds.

FISCAL IMPACT

The budget adjustment will add \$43,349 to the Police Department's budget for the purchase of

the above approved grant funded items. The City will be reimbursed for the approved purchase by federal Homeland Security funds, administered by Placer County Office of Emergency Services. There will be no net fiscal impact on the City.

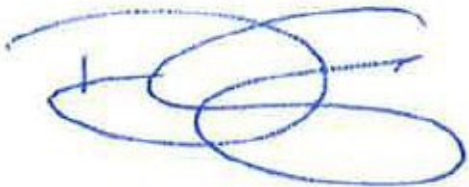
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase of night vision equipment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Shelly Bracco, Administrative Analyst

James Maccoun, Police Chief

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

Dominick Casey, City Manager

ATTACHMENTS:

Description

NightOps Tactical quote

Ordinance No. 6228

Budget Adjustment

NightOps Tactical Inc.

P.O. Box 280

Roseville, CA 95661

Quotation

Date	Quote #
4/10/2020	Q-2238

Tel: 916-791-6360**Fax:** 916-791-6361**E-mail:** sales@nightopstactical.com

Name / Address
Roseville PD Darren Kato 1051 Junction Blvd Roseville, CA 95678

Quote Valid For	Terms	Rep	FOB
60 Days	Net 30	JM	Roseville, CA

Qty	Item	Description	Unit Price	Total
2	01092NT	KAC UNS A3, Sight w/ Accessories, White Phosphor	9,430.00	18,860.00T
4	01117NT	PVS-14 Elbit Auto-Gated Gen 3 Filmed White Phosphor Monocular, Includes: Monocular, Headmount, Transfer Arm, Demist Shield, Sacrificial Window, Lanyard, Objective Lens Cap, Lens Tissue, AA Battery (2) & Ops Manual. Warranty: 10 Years	2,580.00	10,320.00T
4	00759NT	Steiner DBAL-A3 Red Vis 5mW, 50mW IR Pointer, 50 mW IR Illuminator. Restricted- LE/Military Only	1,290.00	5,160.00T
4	00306NT	Wilcox L4 G11 Mount (28300G11-B)	267.00	1,068.00T
1	Shipping	Shipping, Handling & Insurance	24.00	24.00

Commodities, products, technologies and services listed herein are subject to one or more export control laws and regulations of the U.S. Government and fall under the jurisdiction of either the U.S. Department of State or the U.S. BIS-Department of Commerce. It is unlawful and strictly prohibited to export, or attempt to export or otherwise transfer or sell any hardware or technical data or furnish any service to a foreign person, whether abroad or in the United States, for which a license or written approval of the U.S. Government is required, without first obtaining the required license or written approval from the U.S. Government Department having jurisdiction. By receipt of the above commodities, the entity listed in the "Ship-To" assumes all legal responsibilities. Diversion contrary to U.S. law is prohibited.

Subtotal	\$35,432.00
Sales Tax (7.75%)	\$2,744.12
Total	\$38,176.12

ORDINANCE NO. 6228

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the purchase of night vision equipment and ballistic shield, per the request of the Police Department, as listed on the attached Request for Budget Adjustment in the amount of \$43,349.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Shelly Bracco/ Administrative Analyst FISCAL YEAR: 2020
 PREPARER NAME & TITLE: Shelly Bracco/ Administrative Analyst COUNCIL DATE (if applicable): 5.20.20
 DEPARTMENT/DIVISION: Police/ Patrol ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5403	44040		22,949	Function 34019 SWAT Night Vision/ Ballistic Shield
1001	6550	44040		20,400	Function 34019 SWAT Night Vision Sights 2@\$10,161
TOTAL				43,349	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4401	44040		43,349	Function 34019 FDHS/PCOES SWAT gear
TOTAL				43,349	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

The budget adjustment will add \$43,349 to the police department budget for the purchase of new tactical night vision equipment and a ballistic shield for the Police Department SWAT team. Congress, through the Federal Department of Homeland Security, periodically allocates funds for local security and preparedness needs. The funds are distributed first to the states, and the states distribute them to counties. The County gives us a very short window to make necessary purchases. The City will later be reimbursed for the purchases by Federal Homeland Security funds administered by Placer County Office of Emergency Services. There will be no net fiscal impact on the City.

REQUIRED APPROVALS:		Scott Pettingell Digitally signed by Scott Pettingell Date: 2020.04.28 16:23:41 -07'00'
 REQUESTING DEPARTMENT HEAD / DESIGNEE Dennis Kauffman Digitally signed by Dennis Kauffman Date: 2020.04.28 20:47:36 -07'00'	BUDGET MANAGER / DESIGNEE _____ DATE	
CHIEF FINANCIAL OFFICER / DESIGNEE _____ DATE	CITY MANAGER / DESIGNEE _____ DATE	
BUDGET DEPARTMENT USE ONLY:		
POSTED BY _____ DATE _____		

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 0763
File #: 0203-01

Title: Vehicle Purchase and Equipment Re-manufacturing (RFQ 10-3261)
Contact: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.5.

RECOMMENDATION TO COUNCIL

RFQ 10-3261

Staff recommends Council approve a purchase order to Oroville Ford, Inc. for one Ford F250 utility body truck utilizing RFQ 10-3261 to replace Fleet ID 08-202 approved in the FY2019-20 Auto Replacement budget. The total cost including sales tax is \$48,837.

Sole Source

Staff recommends Council approve a sole source purchase order to Sherman Reilly, Inc. for the remanufacturing of a Duct Dawg underground cable puller approved in the FY2019-20 Auto Replacement budget. The total cost including sales tax is \$88,500.

BACKGROUND

RFQ 10-3261

The Environmental Utilities Maintenance Division is purchasing one Ford F250 utility body truck as a replacement for Fleet ID 08-202. This truck is used on a daily basis for preventative maintenance and troubleshooting of mechanical or electrical issues at the Pleasant Grove Wastewater Treatment Plant as well as on an as needed basis at the Dry Creek Waste Water Treatment Plant, Barton Road Water Treatment Plant, and multiple neighborhood sewer lift stations and well sites throughout the City.

A formal bid was issued with the following vendor response:

<u>Vendor</u>	<u>Unit Price (with options)</u>
Oroville Ford	\$48,836.55
Oroville, CA	

Sole Source

The Roseville Electric Construction and Maintenance division is shipping a skid mount Duct Dawg underground cable puller to Sherman Reilly for remanufacturing. The Duct Dawg sits on a flatbed truck, Fleet ID 07-396. This is a sole source purchase because Sherman Reilly is the sole distributor and manufacturer of Duct Dawg equipment. The remanufacturing will include a new

engine, hydraulic motor and pump, hydraulic hoses and cylinders, new gauges, electrical, lighting, paint, and freight. The Duct Dawg is used to install and replace underground high-voltage feeder cables rated up to 60kV. This is a specialized piece of equipment that is custom designed for our electrical system and rated for cable pulling tensions. Over 80% of the City's electrical distribution system is installed underground and requires continual maintenance as well as expansion of existing feeders.

Vehicle replacements are based on the Fleet Scoring System which considers factors such as age, mileage, reliability, prior maintenance and repair costs, and current condition. Below are the vehicle replacement scores. A score of 23 or more indicates the vehicle is eligible for replacement.

Vehicle ID	Replacement Score	Vehicle Condition
08-202	23	Meets City replacement criteria

FISCAL IMPACT

RFQ 10-3261

The total cost of one Ford F250 utility body truck including options and sales tax is \$48,837. Funding is included in the FY2019-20 Auto Replacement budget.

Sole Source

The total cost of remanufacturing a Duct Dawg underground cable puller including sales tax is \$88,500. Funding is included in the FY2019-20 Auto Replacement budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase of vehicles meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Brian Craighead, Fleet Manager

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 0767

File #: 0203-07-03

Title: 600V, 15kV and Control and Instrumentation Cable (RFQ 10-3253) - Purchase Orders

Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.6.

RECOMMENDATION TO COUNCIL

Recommend Council adopt resolutions to authorize purchase orders to General Pacific, Inc., Southwire Electric LLC, and The Okonite Company, Inc. as the lowest responsive bidders for the purchase of 600V, 15kV and Control and Instrumentation Cable to be purchased on an as-needed basis. The estimated total award for the combined initial contracts through June 30, 2021 is \$750,000.00. The estimated total is \$200,000.00 for the remainder of FY2019-20 and \$550,000.00 for FY2020-21.

The bid allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years of the bid contracts without further Council approvals until the contracts expire or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Electric Department has a recurring requirement for various types of aluminum cable which are used for maintenance, new service and substation projects. The majority of this cable acts as a vehicle for electricity carrying it from the substations to transformers for residences and businesses. A formal bid was issued and the vendor responses are listed on the attached bid summary sheet. General Pacific Inc., submitted two separate bids and was the lowest two bids received for item A-2; however, they included exceptions to the bid; therefore, both bids for this item were deemed non responsive.

FISCAL IMPACT

The estimated total award for the combined initial contracts through June 30, 2021 is \$750,000.00. The estimated total is \$200,000.00 for the remainder of FY2019-20 and \$550,000.00 for FY2020-21, and funding is included in the Roseville Electric Department's budgets. Spending for future renewals will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2021-22, \$550,000.00;

FY2022-23, \$550,000.00; FY2023-24, \$550,000.00; FY2024-25, \$550,000.00.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase of 600V, 15kV and Control and Instrumentation Cable meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-186

Resolution No. 20-187

Resolution No. 20-188

Bid Summary Sheet

RESOLUTION NO. 20-186

APPROVING A PURCHASE ORDER FOR 600V, 15kV AND CONTROL AND
INSTRUMENTATION CABLE

WHEREAS, a purchase order for 600V, 15kV and Control and Instrumentation Cable, between the City of Roseville and General Pacific, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his designee is additionally authorized to execute four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 20-187

APPROVING A PURCHASE ORDER FOR 600V, 15kV AND CONTROL AND
INSTRUMENTATION CABLE

WHEREAS, a purchase order for 600V, 15kV and Control and Instrumentation Cable, between the City of Roseville and Southwire Electric, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his designee is additionally authorized to execute four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 20-188

APPROVING A PURCHASE ORDER FOR 600V, 15kV AND CONTROL AND
INSTRUMENTATION CABLE

WHEREAS, a purchase order for 600V, 15kV and Control and Instrumentation Cable, between the City of Roseville and The Okonite Company, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his designee is additionally authorized to execute four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

BID SUMMARY
Attachment A - Price Sheet
RFQ 10-3253
600V, 15kV and Control and Instrumentation Cable

B	EPR Cable – 15kV, Per Specification #100						
B-1	1/0 Aluminum Cable	200,000	2.5700	N/A	2.4040	2.0900	1.8250
B-2	750 MCM AL	150,000	6.3400	N/A	6.7140	5.4000	5.1800
B-3	1000 MCM AL	100,000	6.8700	N/A	7.2250	8.9000	6.0930
B-4	1100 MCM AL	100,000	7.2600	N/A	8.1460	9.4600	5.4700
Unit Prices (\$/ft) to be used in in final bid and award							

D	Control Cable, Per Multi-Conductor Control Cable Requirements						
D-1	4/C #10	3,000	N/A	N/A	1.2770	0.9800	1.2530
D-2	5/C #12	3,000	N/A	N/A	1.1350	1.1400	1.1000
D-3	12/C #12	2,000	N/A	N/A	2.6050	1.8700	2.4690
D-4	5/C #14	1,000	N/A	N/A	0.8570	0.8200	0.8750
D-5	12/C #14	1,000	N/A	N/A	2.0090	1.7000	1.9100
Unit Prices (\$/ft) to be used in in final bid and award							

*600 V cable amount should be based on the max footage that comes on a reel

**Pricing should be based on quantities provided or the minimum quantity that can be purchased on a reel, whichever greater

The contract will be awarded based on the lowest responsive and responsible bid per line item. The City of Roseville reserves the right to award to a primary and secondary vendor for each line item. Factors for consideration will be lead-time, cost, and vendor responsiveness based on the City's needs at the time of order.

You must return this page with your bid response



COUNCIL COMMUNICATION

CC #: 0774
File #: 0800-06

Title: Plan Checking and Inspection Services - Professional Services Agreements Amendments

Contact: Brandy LeBeau 916-774-5278 blebeau@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.7.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt resolutions approving a second amendment to agreements with 4LEAF, Inc., Bureau Veritas North America, Inc., CSG Consultant Inc., and Interwest Consulting Group for plan check and inspections services, and authorize the City Manager to execute said amendments on the City's behalf.

BACKGROUND

The Building division is required to perform plan review and inspection of all residential and commercial building construction within the City. During periods of significant development activity, the Development Services Department outsources much of its building plan review to qualified consulting firms in order to maintain targeted turnaround times. The Department also relies on contract inspectors from time to time when experiencing prolonged vacancies or responding to peak demand. In addition to assisting with peak workloads, these firms also provide specialty plan check and inspection services sometimes required for more complex development projects, or where specialized licenses are required. The use of consultants strengthens the Development Services Department's ability to handle large peak workloads while maintaining a high level of customer service to its customers.

The four contracts were initially bid as multi-year agreements with optional renewals and were scheduled to expire June 30, 2020. A one-year extension is requested to provide staff with additional time to monitor and adapt to evolving state legislation relating to the use of independent contractors. All four firms have agreed to the one-year extension. Staff intends to release a Request For Proposals (RFP) this upcoming fiscal year seeking competitive multi-year proposals to become effective July 1, 2021.

FISCAL IMPACT

Costs associated with plan check and inspection services are recovered through administrative

and building permit fees paid by applicants, resulting in no General Fund impact. The costs associated with the contracts are included in the Development Services Department's proposed FY2020-21 budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality act only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (CEQA Guidelines §15061 (b)(3)). No further environmental review is required.

Respectfully Submitted,

Brandy LeBeau, Administrative Analyst

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-192

4LEAF 2nd Amendment

Resolution No. 20-193

Interwest 2nd Amendment

Resolution No. 20-194

CSG 2nd Amendment

Resolution No. 20-195

BV 2nd Amendment

RESOLUTION NO. 20-192

APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a second amendment to agreement for plan checking and inspection services, by and between the City of Roseville and 4LEAF, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said second amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**SECOND AMENDMENT TO
AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES**

THIS SECOND AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”), and 4LEAF, Inc., a California corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated May 20, 2015 and amended October 2, 2019, (“Agreement”) regarding plan check and inspection services (“Project”); and

WHEREAS, CITY desires to amend the Agreement to extend the term of the agreement for one (1) additional year.

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. Section 1 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT agrees to provide, at the direction of the CITY, electronic plan check services using computer programs or platforms specified or deployed by the CITY, which may be modified from time to time at the CITY’s discretion. When submitting charges, CONSULTANT:

- shall upload charges to CITY's permitting system (Accela) prior to approval to be reviewed and approved by CITY;
- shall notify CITY immediately if charges deviate from original approved submitted amounts entered into the CITY's permitting system. This information needs to be emailed to CITY contact within 2 business days from date of approval;
- shall itemize invoices by technical discipline for auditing purposes;
- shall mail invoices to DSAccounting@roseville.ca.us monthly. The submitted charges shall match the monthly invoices. Should a discrepancy occur, and CITY was not notified via email within 2 business days from date of approval, CITY will not approve the additional charges."

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"The term of this Second Amendment shall commence on July 1, 2020 and expire on June 30, 2021. Total compensation for the Second Amendment shall not exceed three hundred fifty thousand dollars (\$350,000)."

3. Section 4 of the Agreement is amended by adding an additional paragraph to read as follows:

"CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees,

volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.”

4. Section 13 is amended by replacing the contact information to read as follows:

CITY OF ROSEVILLE

Mike Isom
Development Services Director
311 Vernon Street
Roseville, CA 95678

CONSULTANT

4LEAF, Inc.
8896 N. Winding Way
Fair Oaks, CA 95628

and

Jim Mangino
Building Official
311 Vernon Street
Roseville, CA 95678

5. Section 15 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT

provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement."

6. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20 __, and CONSULTANT has caused this Second Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

4LEAF, INC., a California corporation

BY: _____
DOMINICK CASEY
City Manager

BY:  _____
Kevin Duggan
its: President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: _____

BY: _____

SONIA OROZCO
City Clerk

its: _____

APPROVED AS TO FORM:

BY: _____

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

Mike Isom

Digitally signed by Mike
Isom
Date: 2020.04.23 07:58:40
-07'00'

BY: _____

MIKE ISOM
Development Services Director

RESOLUTION NO. 20-193

APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND INTERWEST CONSULTING GROUP, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a second amendment to agreement for plan checking and inspection services, by and between the City of Roseville and Interwest Consulting Group, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said second amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**SECOND AMENDMENT TO
AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES**

THIS SECOND AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”), and Interwest Consulting Group, Inc., a Colorado corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated May 20, 2015 and amended October 2, 2019, (“Agreement”) regarding plan check and inspection services (“Project”); and

WHEREAS, CITY desires to amend the Agreement to extend the term of the agreement for one (1) additional year.

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. Section 1 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT agrees to provide, at the direction of the CITY, electronic plan check services using computer programs or platforms specified or deployed by the CITY,

which may be modified from time to time at the CITY's discretion. When submitting charges, CONSULTANT:

- shall upload charges to CITY's permitting system (Accela) prior to approval to be reviewed and approved by CITY;
- shall notify CITY immediately if charges deviate from original approved submitted amounts entered into the CITY's permitting system. This information needs to be emailed to CITY contact within 2 business days from date of approval;
- shall itemize invoices by technical discipline for auditing purposes;
- shall mail invoices to DSAccounting@roseville.ca.us monthly. The submitted charges shall match the monthly invoices. Should a discrepancy occur, and CITY was not notified via email within 2 business days from date of approval, CITY will not approve the additional charges."

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"The term of this Second Amendment shall commence on July 1, 2020 and expire on June 30, 2021. Total compensation for the Second Amendment shall not exceed three hundred fifty thousand dollars (\$350,000)."

3. Section 4 of the Agreement is amended by adding an additional paragraph to read as follows:

"CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction

determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.”

4. Section 13 is amended by replacing the contact information to read as follows:

CITY OF ROSEVILLE

Mike Isom
Development Services Director
311 Vernon Street
Roseville, CA 95678

CONSULTANT

Interwest Consulting Group, Inc.
1613 Santa Clara Drive
Roseville, CA 95661

and

Jim Mangino
Building Official
311 Vernon Street
Roseville, CA 95678

5. Section 15 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the

public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement."

6. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20____, and CONSULTANT has caused this Second Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

INTERWEST CONSULTING GROUP,
INC., a Colorado corporation

BY: _____
DOMINICK CASEY
City Manager

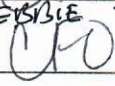
BY:  _____
TERRY J. RODRIGUE
its: CEO

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

and

BY: 
DENISE THORSON
its: 

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: **Mike Isom** Digitally signed by Mike Isom
Date: 2020.04.23 08:01:45
-07'00'

MIKE ISOM
Development Services Director

RESOLUTION NO. 20-194

APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND CSG CONSULTANTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a second amendment to agreement for plan checking and inspection services, by and between the City of Roseville and CSG Consultants, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said second amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**SECOND AMENDMENT TO
AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES**

THIS SECOND AMENDMENT TO AGREEMENT is made and entered into this 1st day of May, 2020, by and between the City of Roseville, a municipal corporation (“CITY”), and CSG Consultants, Inc., a California corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated May 20, 2015 and amended October 2, 2019, (“Agreement”) regarding plan check and inspection services (“Project”); and

WHEREAS, CITY desires to amend the Agreement to extend the term of the agreement for one (1) additional year.

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. Section 1 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT agrees to provide, at the direction of the CITY, electronic plan check services using computer programs or platforms specified or deployed by the CITY, which may be modified from time to time at the CITY’s discretion. When submitting charges, CONSULTANT:

- shall upload charges to CITY's permitting system (Accela) prior to approval to be reviewed and approved by CITY;
- shall notify CITY immediately if charges deviate from original approved submitted amounts entered into the CITY's permitting system. This information needs to be emailed to CITY contact within 2 business days from date of approval;
- shall itemize invoices by technical discipline for auditing purposes;
- shall mail invoices to DSAccounting@roseville.ca.us monthly. The submitted charges shall match the monthly invoices. Should a discrepancy occur, and CITY was not notified via email within 2 business days from date of approval, CITY will not approve the additional charges."

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"The term of this Second Amendment shall commence on July 1, 2020 and expire on June 30, 2021. Total compensation for the Second Amendment shall not exceed three hundred fifty thousand dollars (\$350,000)."

3. Section 4 of the Agreement is amended by adding an additional paragraph to read as follows:

"CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees,

volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.”

4. Section 13 is amended by replacing the contact information to read as follows:

CITY OF ROSEVILLE

Mike Isom
Development Services Director
311 Vernon Street
Roseville, CA 95678

and

Jim Mangino
Building Official
311 Vernon Street
Roseville, CA 95678

CONSULTANT

Cyrus Kianpour
CSG Consultants, Inc.
550 Pilgrim Drive
Foster City, CA 94404

and

Nicholas Henderson
CSG Consultants, Inc.
1303 J Street, Ste. 270
Sacramento, CA 95814

5. Section 15 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT

provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement."

6. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this Second Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

CSG CONSULTANTS, INC., a
California corporation



BY: Cyrus Kianpour _____
its: President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and



BY: _____
SONIA OROZCO
City Clerk

BY: Dave Gottlieb
its: CFO

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: **Mike Isom** _____
MIKE ISOM
Development Services Director

Digitally signed by Mike Isom
Date: 2020.04.23 08:02:33
-07'00'

RESOLUTION NO. 20-195

APPROVING A SECOND AMENDMENT TO AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND BUREAU VERITAS NORTH AMERICA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a second amendment to agreement for plan checking and inspection services, by and between the City of Roseville and Bureau Veritas North America, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said second amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**SECOND AMENDMENT TO
AGREEMENT FOR PLAN CHECKING AND INSPECTION SERVICES**

THIS SECOND AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”), and Bureau Veritas North America, Inc., a Delaware corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated May 20, 2015 and amended October 2, 2019, (“Agreement”) regarding plan check and inspection services (“Project”); and

WHEREAS, CITY desires to amend the Agreement to extend the term of the agreement for one (1) additional year.

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. Section 1 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT agrees to provide, at the direction of the CITY, electronic plan check services using computer programs or platforms specified or deployed by the CITY,

which may be modified from time to time at the CITY's discretion. When submitting charges, CONSULTANT:

- shall upload charges to CITY's permitting system (Accela) prior to approval to be reviewed and approved by CITY;
- shall notify CITY immediately if charges deviate from original approved submitted amounts entered into the CITY's permitting system. This information needs to be emailed to CITY contact within 2 business days from date of approval;
- shall itemize invoices by technical discipline for auditing purposes;
- shall mail invoices to DSAccounting@roseville.ca.us monthly. The submitted charges shall match the monthly invoices. Should a discrepancy occur, and CITY was not notified via email within 2 business days from date of approval, CITY will not approve the additional charges."

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"The term of this Second Amendment shall commence on July 1, 2020 and expire on June 30, 2021. Total compensation for the Second Amendment shall not exceed three hundred fifty thousand dollars (\$350,000)."

3. Section 4 of the Agreement is amended by adding an additional paragraph to read as follows:

"CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction

determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.”

4. Section 13 is amended by replacing the contact information to read as follows:

CITY OF ROSEVILLE

Mike Isom
Development Services Director
311 Vernon Street
Roseville, CA 95678

CONSULTANT

Bureau Veritas North America, Inc.
180 Promenade Circle, Suite 150
Sacramento, CA 95834

and

Jim Mangino
Building Official
311 Vernon Street
Roseville, CA 95678

5. Section 15 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the

public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement."

6. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this Second Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

BUREAU VERITAS NORTH AMERICA,
INC., a Delaware corporation

BY:  _____
Craig Baptista
its: Vice President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: _____

BY: _____

SONIA OROZCO
City Clerk

its: _____

APPROVED AS TO FORM:

BY: _____

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: **Mike Isom** _____
MIKE ISOM
Development Services Director

Digitally signed by Mike
Isom
Date: 2020.04.23 08:00:12
-07'00'



COUNCIL COMMUNICATION

CC #: 0775

File #: 0721 & 0214

Title: Federal Transit Administration Grant Authorization for Transit Fleet Replacement

Contact: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.8.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager or his designee to submit a Federal Transit Administration (FTA) Fiscal Year 2020 Section 5339(b) Buses and Bus Facilities Infrastructure Investment Program (Buses and Bus Infrastructure Program) grant for \$5,864,992 for the purchase of up to seven replacement zero emission transit buses (ZEB) and three electric chargers, and to execute the related forms and agreements necessary for implementation of the grant and for use of the funds should the grant be awarded to the City.

BACKGROUND

Each year the Federal Transit Administration (FTA) invites transit agencies to apply for competitive funding grants through the Buses and Bus Facilities Program. Eligible uses of these funds include financing of capital projects to replace buses and related equipment. Staff recommends that the City of Roseville apply for funding to replace seven existing diesel commuter buses with seven battery-electric buses as the 2nd phase of Roseville Transit's Zero Emission Bus transition. The application also includes funding for three high-power electric chargers, each with three ports.

The City of Roseville Zero-Emission Bus (ZEB) Business Plan provides the framework for Roseville Transit's fleet transition from diesel fuel to zero-emission technology. The study recommends a phase-in strategy starting in 2020 supporting an incremental approach. The ZEB Plan notes that the 1st phase of transition will be the purchase of five battery-electric commuter buses to replace four diesel commuter buses that are past their useful life and to expand the commuter fleet by one bus. These buses are already fully funded, primarily with FTA grant funds including funds from the Buses and Bus Facilities Program.

The ZEB Plan recommends that the 2nd phase include the replacement of seven year-2009 diesel buses with zero-emissions battery electric buses in 2025. This schedule is consistent with the fleet utilization and replacement plan (FURP) of Roseville's Short Range Transit Plan (SRTP). The proposed grant application would provide funding for this second phase of ZEB transition. The project schedule would result in delivery of the buses in December of 2024, with

the buses being brought into service in early 2025.

The seven proposed battery electric buses would be part of the fleet of thirteen commuter buses. These buses operate five days a week and (pre-COVID) serve approximately 500 commuter passengers daily, providing commuter service between Roseville and downtown Sacramento. Ridership during COVID-19 has dropped significantly. However, we anticipate that ridership will return to near pre-COVID levels when the governor ends the stay-at-home order, and that the need remains to pursue this bus replacement.

FISCAL IMPACT

This grant will provide up to \$5.86 million in Federal grant funds for the purchase of up to seven zero-emission electric transit buses and accompanying charging equipment. A fifteen percent (15%) minimum local match of \$1.04 million will be provided from LTF funds and will be leveraged by approximately \$900,000 in FTA §5307 formula funds with a twenty percent (20%) minimum local match of LTF funds in an approximate amount of \$225,000. The total estimated LTF dedicated to the project is \$1.26 million and, with a successful application, FTA participation in the project will be approximately \$6.76 million. The total estimated cost of the project is anticipated to be up to \$8.03 million.

LTF is derived from the state general sales tax. Due to COVID-19, projections indicate a shortfall in revenue from sales tax in fiscal year 2020-21. A gradual economic recovery is anticipated within a period that should not disrupt the funding estimates put forth in this report. Further, the proposal to obtain competitive grant funds for the bus replacement would reduce the City's reliance on LTF.

Staff will present a final funding plan for the project to the City Council at a future meeting. No General Fund resources will be used for this project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of buses does not result in direct or indirect physical changes to the environment as defined by CEQA.

Respectfully Submitted,

Elizabeth Haydu, Financial Analyst II

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-196

RESOLUTION NO. 20-196

AUTHORIZING THE CITY MANAGER TO SUBMIT A SECTION 5339(b) GRANT APPLICATION FOR CERTAIN TRANSIT SERVICES AND TO EXECUTE THE RELATED GRANT APPLICATIONS, FORMS AND AGREEMENT

WHEREAS, each year the Federal Transit Administration (FTA) invites transit agencies to apply for competitive funding grants through the Buses and Bus Facilities Program; and

WHEREAS, Eligible uses of these funds include financing of capital projects to replace buses and related equipment; and

WHEREAS, Staff recommends that the City of Roseville apply for available grant funding of \$5,864,992 to replace seven existing diesel commuter buses with seven battery-electric buses as the 2nd phase of Roseville Transit's Zero Emission Bus transition, including three high-power electric chargers; and

WHEREAS, staff recommends the City of Roseville apply for Federal Transit Administration (FTA) Fiscal Year 2020 Section 5339(b) Buses and Bus Facilities Infrastructure Investment Program (Buses and Bus Infrastructure Program) grant for \$5,864,992 for the purchase of up to seven replacement zero emission transit buses (ZEB) and three electric chargers.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby authorizes the City Manager to execute and submit all applications, forms, certifications and agreements reasonably necessary for implementation of the grants and for use of available Section 5339(b) funds.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 0766
File #: 0307-02

Title: Multi-Hazard Mitigation Plan 2018 Progress Report Acceptance
Contact: Brian Walker 916-746-1300 walkerbrian@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.9.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to accept the Multi-Hazard Mitigation Plan (MHMP) 2018 Progress Report for the February 2017 to November 2018 reporting period, and direct staff to continue implementing mitigation measures identified in the adopted (2016) Multi-Hazard Mitigation Plan to comply with the federal Disaster Mitigation Act of 2000 and FEMA Community Rating System (CRS) Class 1 community requirements.

BACKGROUND

Legislative Requirement

The federal Disaster Mitigation Act of 2000 ("DMA2K") requires all local agencies in the country to adopt a federally-approved Multi-Hazard Mitigation Plan (MHMP) in order to receive post-disaster mitigation funds. The MHMP is required to inventory potential natural hazards to which the City is most vulnerable and assess the risk of these hazards to residents, buildings and critical facilities. The MHMP must also outline an action plan to reduce the City's risk, and allow a swift and organized recovery should a disaster occur.

2005 - Initial Plan

The City's first MHMP was adopted by the City Council on July 20, 2005 following nine months of public meetings with an ad-hoc Steering Committee, an online survey of residents, two public workshops on natural and human-caused hazards, and a special workshop of the City Council to discuss the MHMP contents. Roseville's plan was unique in that the City included an analysis of human-caused hazards, which was not required by the pre-September 11, 2001 federal legislation. The City also followed a script prescribed by the CRS so that Roseville could meet CRS classification prerequisites, clearing the way for the City to become the first Class 1 community in the nation.

2011 - Plan Update

DMA2K requires that the MHMP be comprehensively updated every five years. In March of 2010, staff and the MHMP Steering Committee initiated a 10-month planning process to update the 2005 plan. Due to the success of the initial plan, no major changes were made to the plan's approach and function. The 2011 plan was enhanced using best available data and technology, particularly in risk assessment. The format of the plan was enhanced to ensure consistency between discussion points on each hazard of concern. Lastly, based on recommendations from FEMA Region IX during the review of the initial plan, a new hazard of concern (dam failure) was assessed in the 2011 update. With funding from a FEMA planning grant, the City completed a comprehensive assessment of the risk associated with the dam failure hazard.

2016 (current) - Plan Update

In their February 15, 2017 meeting, council approved the Multi-Hazard Mitigation Plan 2016 Update. While a few changes between the 2011 and 2016 plan were attributed to new state and federal regulations, other changes reflected the dynamic nature of the types of hazards facing our community and the City's growth. The most significant changes within the 2016 MHMP update included significant revisions to or new sections in the following arenas:

- Climate Change Impacts
- Drought Chapter Enhancements
- Public Engagement Enhancements through Social Media
- Planning Area Changes
- Human-Caused Hazards
- Human Health Hazards
- Disabilities, Access and Functional Need Language Revision

Purpose of Annual Review

An annual review of the MHMP is required by the CRS recertification process and Section 19.3.2 of the adopted (2016) MHMP. The City was audited by the CRS review team most recently in December of 2019. Adoption of the aforementioned plans and annual updates were necessary to demonstrate the City's continuous efforts to maintain the Class 1 rating.

The entire MHMP is required to be updated every five years. The annual review and the published progress report ensure that the Plan remains dynamic and reflects the changing capabilities of the City. The suggested changes from this year's review will be recorded in this Council action and incorporated into the next five-year update scheduled for 2021.

The annual review is also an opportunity for "continuing public involvement" as required by the Disaster Mitigation Act. The City reconvened the MHMP Steering Committee on November 14, 2018 to review the status of each of the 61 action items. Additional action items along with comments from the Steering Committee are incorporated into the MHMP 2018 Progress Report.

2018 ANNUAL REVIEW

Similar to all previous years, significant progress was made in several key areas highlighted in the 2012 Progress Report. Several success stories are detailed in the progress report and are summarized here:

Groundwater Recharge Feasibility Study - The City is currently developing and was scheduled to complete a Groundwater Strategic Plan in March of 2019. The revised completion

date is June of 2020. This plan is focused on aquifer recharge and planning for enhanced use of groundwater wells in the extreme case that there is an outage of the City's primary water supply source. With the current 2019/20 precipitation in Northern California being at 50% of normal amounts, the completion and use of this strategic plan could not be more timely.

Strive to maintain high availability of essential communication services - City staff strive to maintain high availability of essential communication services. The City has multiple, fully functional data centers which provide redundant hardware infrastructure. In the event of an extended outage; procedures are in place to restore essential communication and information services. One of the current production data centers was relocated during the reporting period. This move reduced the risk from flooding as it moved the critical technology infrastructure further away from the nearby creek to an elevation above FEMA's (100-year) base flood elevation. The City was presented an opportunity in October of 2018 with events that triggered broad scale network communication (phone and email) outages for most City staff for 2-3 days. City IT staff worked tirelessly and restored all network communications as swiftly as possible, implementing current protocol. The experience provided insights and "lessons learned" to enhance network deficiencies.

More detail concerning mitigation success stories and the progress and status of each mitigation action item are included in MHMP 2018 Progress Report.

FISCAL IMPACT

Staff time spent preparing the Annual Progress Report is included within the project budget for the Multi Hazard Plan Update Capital Improvement Program project, funded by the General Fund. Mitigation measures are implemented as the various City departments have funding in their regular work programs and as grant funding is applied for and received by various City departments. No additional funding is requested with this action.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b) (3). Council acceptance of the Multi-Hazard Mitigation Plan does not include potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brian Walker, Senior Engineer

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-169

MHMP Annual Progress Report

RESOLUTION NO. 20-169

ACCEPTING THE CITY OF ROSEVILLE MULTI-HAZARD MITIGATION PLAN
2018 PROGRESS REPORT

WHEREAS, the Disaster Mitigation Act of 2000 requires all local agencies to submit a Multi-Hazard Mitigation Plan (MHMP) every five years to receive post-disaster mitigation funds; and

WHEREAS, the City's first MHMP was adopted by the City Council on July 20, 2005 following nine months of public meetings with an ad-hoc Steering Committee, an online survey of residents, two public workshops on natural and human-caused hazards, and a special workshop of the City Council to discuss the MHMP contents; and

WHEREAS, in March of 2010, staff and the MHMP Steering Committee initiated a 10-month planning process to update the 2005 plan and the 2011 Plan was adopted; and

WHEREAS, in their February 2017 meeting, council approved the Multi-Hazard Mitigation Plan 2016 Update; and

WHEREAS, an annual review of the MHMP is required by the Community Rating System (CRS) recertification process and Section 19.3.2 of the adopted (2016) MHMP; and

WHEREAS, adoption of the aforementioned plans and annual updates were necessary to demonstrate the City's continuous efforts to maintain the Class 1 rating; and

WHEREAS, the annual review and the published progress report ensure that the Plan remains dynamic and reflects the changing capabilities of the City, and the suggested changes from this year's review will be recorded in this Council action and incorporated into the next five-year update scheduled for 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that it hereby accepts the City of Roseville Multi-Hazard Mitigation Plan 2018 Progress Report.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Roseville Multi-Hazard Mitigation Plan 2018 PROGRESS REPORT

Reporting Period

February 15, 2017 to November 1, 2018

Background

Following a tradition of progressive and innovative planning, the City of Roseville City Council approved an update to the Roseville Multi-Hazard Mitigation Plan (RMHMP) on February 15, 2017. The RMHMP details the City's vision for reducing risk from all hazards, identifying resources, information, and strategies for risk reduction. In accordance with requirements of the Disaster Mitigation Act of 2000, the City completed a 10-month process to update its 2011 RMHMP in a way that provided as many tangible benefits for the City as possible from a single planning effort. These benefits are associated with grant funding eligibility and maintaining the nation's only Class 1 rating under FEMA's Community Rating System (CRS). The plan was approved by FEMA Region IX for compliance with Section 201.6, Chapter 44 of the Code of Federal Regulations on February 21, 2017. By completing this process, the City complied with the Disaster Mitigation Act and maintained eligibility for hazard mitigation grant funding opportunities afforded under the Robert T. Stafford Act. The plan is available to the public through the City of Roseville Public Library online at the following website:

roseville.ca.us/hazardplan

Benefits of Mitigation Planning

Maintenance of this plan enables the City of Roseville to pursue hazard mitigation grant funding administered by FEMA under the Robert T Stafford Act. A FEMA-approved Hazard Mitigation Plan is a principal prerequisite for this funding. Roseville has leveraged funding from this program in the past to significantly reduce the City's risk associated with natural hazards.

Summary Overview of the Plan's Progress

The performance period for the Hazard Mitigation Plan began on February 21, 2017, with FEMA's final approval. The initial performance period for this plan is 5 years, with an update anticipated before February of 2022. The Hazard Mitigation Plan identified 62 hazard mitigation initiatives to be pursued during the 5-year performance period. As of the most recent reporting period, the following progress can be reported:

- 51 out of 62 initiatives (82%) reported ongoing action toward completion.
- 10 out of 62 initiatives (16%) reported no action taken.
- 0 out of 62 initiatives (0%) was completed.
- 0 initiative was removed due to elimination of a program.

Purpose

The purpose of this report is to provide the Roseville City Council, stakeholders and citizens an annual update on implementation of the action plan identified in the RMHMP. The objective of the annual evaluation is to ensure a continuous planning process that keeps the RMHMP dynamic and responsive to the needs of the stakeholders. This report was prepared by the planning team. It was reviewed and confirmed by the RMHMP Steering Committee, in accordance with Section 7.4 of the Plan, at the Steering Committee's annual meeting on November 14, 2018. This report discusses the following:

- Natural hazard events that have occurred within the last year
- Changes in risk exposure within the planning area
- Mitigation success stories
- Review of the action plan
- Changes in capability in the planning area that could impact plan implementation
- Recommendations for changes/enhancement

The RMHMP Steering Committee

The update to the RMHMP was overseen by a steering committee appointed by the Roseville City Council and made up of stakeholders in the planning area. During the plan's development, the Steering Committee agreed that it would remain as a body to oversee the maintenance of the plan as established in Chapter 7. The Steering Committee continues to exist and function as organized in its established ground rules. At a minimum, it provides technical review and oversight on development of the annual progress report. It is anticipated the Steering Committee's role in overall plan implementation will evolve, based on the hazard mitigation needs of the city. Annual turnover in its membership is monitored via the progress report. For this reporting period, the Steering Committee membership is as indicated in Table 1.

TABLE 1 2018 STEERING COMMITTEE MEMBERS		
Name	Title	Jurisdiction or Agency
Jason Rizzi	Emergency Preparedness Manager	City of Roseville, Fire Department
Kinarick Shallow	Assistant Planner	City of Roseville, Development Services Dept.
Brian Walker	Senior Engineer/Floodplain Manager	City of Roseville, Public Works Department
Helen Dyda	Marketing & Communications Analyst	City of Roseville, Public Works Department
Grace Keller	Resident	Community Emergency Response Team
Eric Angle	Emergency Preparedness Program	Sutter Roseville Medical Center
Joe Van Zant	Resident	RCONA (South Cirby Neighborhood Assoc)
Jim Williams	Resident	RCONA (Meadow Oaks)
Rod Rodriguez	Senior Emergency Services Specialist	Placer County OES
Brad Brewer	Development Coordinator/Manager	Placer County Flood Control Water Cons. District
Rick Stalker	Stalker & Burnett RE Group	Placer County Association of Realtors
Rob Flaner	Emergency Preparedness Manager	Supporting City of Roseville

Natural Hazard Events in the Planning Area

During the reporting period, the following hazard events affected the planning area: No natural hazard events were reported during this reporting period.

Changes in Risk Exposure in the Planning Area

The RMHMP update addressed the probable impact of the following natural hazard events in the City of Roseville:

- Dam failure
- Drought
- Earthquake
- Flood
- Landslides
- Human-caused hazards
- Human health hazards
- Severe weather
- Wildland fire

The growth of recreational access to and residential units adjacent to the Pleasant Grove Creek oak forest in the Woodcreek, Crocker Ranch, and Fiddymont Farms neighborhoods increases the frequency, risk, and human impact of wildland fires. These increases in access may increase risk exposure and therefore may require considerations to reduce or limit this additional exposure. Some suggested solutions are captured within the “Recommended for Changes or Enhancements” section below.

Mitigation Success Stories

During the current reporting period, the City had a number of mitigation success stories that reflect the City’s commitment to multi-hazard mitigation and the philosophy that the City Council and staff are responsible for the good stewardship of City resources.

The City is currently developing and was scheduled to complete a Groundwater Strategic Plan in March 2019; the revised completion date is June 2020. This plan is focused on enhanced aquifer recharge and planning for enhanced use of groundwater wells in the extreme case there is an outage of the City’s primary water supply source. With the current 2019/20 precipitation in Northern California being at 50% of normal amounts, the completion and use of this strategic plan could not be more timely.

City staff strive to maintain high availability of essential communication services. The city has multiple, fully functional data centers which provide redundant hardware infrastructure. In the event of an extended outage; procedures are in place to restore essential communication and information services. One of the current production data centers was relocated during the reporting period. This move reduced the risk from flooding as it moved the critical technology infrastructure further away from the nearby creek to an elevation above FEMA’s (100-year) base flood elevation. The City was presented an opportunity in October 2018 with events that triggered broad scale network communication (phone and email) outages for most City staff for 2-3 days. City IT staff worked tirelessly and restored all network communications as swiftly as possible, implementing current protocol. The experience provided insights and “lessons learned” to enhance network deficiencies.

Review of the Action Plan

This section reviews the action plan and lists the status of each initiative from the hazard mitigation plan, grouped by the agency or department responsible for its completion. The action plan matrix in Table 2 provides the following information:

- Initiative number and brief summary; initiative numbers are coded by hazard type as follows:
 - DF = dam failure
 - D = drought
 - EQ = earthquake
 - F = flood
 - HC = human-caused hazards
 - HH = human health hazards
 - LS = landslides
 - SW = severe weather
 - WF = wildland fire
 - MH = multiple hazards
- Indication of whether any action has been taken
- Current timeline
- Indication of whether the project priority has changed
- Status (complete, ongoing or no progress)
- Comments, including the following information:
 - Was any element of the initiative carried out during the reporting period?
 - If no action was completed, why?
 - Is the timeline for implementation for the initiative still appropriate?
 - If the initiative was completed, does it need to be changed or removed from the action plan?

Part 4 of the plan provides detailed descriptions of each initiative and the prioritization process.

Planning Area Changes That May Impact Plan Implementation

The planning area for the City changed with the adoption of 3 new Specific plans. The impacts of these changes will be addressed at the next update to this plan.

Recommendations for Changes or Enhancements

Based on the review of this report by the RMHMP Steering Committee, the following recommendations will be noted for future updates or revisions to the plan.

- The Information Technology Department has recommended that Initiatives MH-3 and MH-7 be combined into a single initiative
- Include information on the potential impacts of the Biggerts/Waters Flood Insurance Reform Act in annual mailings to floodplain residents.
- Continue to hold a pre-rainy season meeting with all key departments and stakeholders, such as the meeting held on December 10, 2013 to review the City's Flood Warning & Response Plan.
- Continue to train with WebEOC to enhance communication with the county. Continue to offer classes prior to every EOC exercise; last year over 100 city staff received a WebEOC refresher class.
- Try to better forecast impacts on city storm drains from debris accumulations.
- Consider training in street closure in a flood scenario for street workers.

- Data from stream gauges was not a representation of actual emergencies in the field. During flooding events, field observers should be deployed to known street flooding locations, even if no gauge information indicates flooding at those locations.
- Continue to evaluate (and add as appropriate) new social media channels, which have proven essential for public and media communication in emergencies.
- The growth of recreational access to and residential units adjacent to the Pleasant Grove Creek oak forest in the Woodcreek, Crocker Ranch, and Fiddymment Farms neighborhoods increases the frequency, risk, and human impact of wildland fires. These increases may require fire and safety personnel reviews of first responder vehicle access to newly populated sections of the creek, updates of resident fire emergency notification and evacuation procedures, and creation or updates of interagency coordination procedures for resident relocation.
- Create different wording for the WebEOC initiative
- Enhance the drought hazard profile based on new information available on current drought situation in CA.
- Enhance human caused hazard profile to include discussion on cyber-terrorism.
- Create separation between natural and non-natural hazards of concern in part II of the plan

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
City of Roseville				
Initiative F-20— Retrofit the City’s Downtown library by sealing the exterior and installing a flood door to protect against flood damage should Dry Creek overflow the existing floodwall.				
No	Long Term (5+yrs.)	No	No progress was completed on this Action item during the reporting period.	No Progress
Initiative HC-3—Seek to establish appropriate staffing levels of public safety personnel to address vulnerabilities identified through an incremental targeted study that provides immediate needs as well as anticipated needs in 1 year, 5 years, and 10 years.				
Yes	Short Term (<5yrs.)	No	The Police and Fire Chiefs meet quarterly with the City Manager to discuss staffing levels and needs based on current trends, population growth, and calls for service. Staffing levels are addressed on an annual basis as part of the City’s budget process.	Ongoing
Initiative HH-3—Collaborate with the Placer County Mosquito Abatement District to review resource protection policies that conflict with human health protection in the City of Roseville and work to resolve these policy issues.				
Yes	Short Term (<5yrs.)	No	The Placer Mosquito Abatement District and Roseville Environmental Coordinator are working together to both protect open space and wetland areas while limiting the amount of habitat for mosquitoes and vectors.	Ongoing
Initiative HH-2—Support the public education efforts of the Placer County Health Department and the Placer Mosquito Abatement District				
Yes	Short Term (<5yrs.)	No		Ongoing
Initiative MH-2—Continue to maintain the hazard mitigation page on City website that provides following types of information: The Hazard Management Plan and its progress reports Hazard-specific information Mitigation information by hazard, with specific emphasis on private property Emergency response and warning information Links to county, state, and federal related agencies				
Yes	Short Term (<5yrs.)	No	This is an on-going action. The City continues to maintain its website as specified in the plan maintenance section of the plan. The website can be viewed at: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8917243	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative EQ-1—Perform building-specific, structural seismic vulnerability assessment of City-owned critical facilities constructed prior to 1980 (including infrastructure). Included in this assessment will be recommended mitigation alternatives that meet goals and objectives of this Plan.				
No	Long Term (5+yrs.)	Yes	Major construction on any city-owned building would require an assessment of seismic vulnerability. The City will continue to apply for a Planning Grant under applicable FEMA programs to complete this task. The recently constructed city hall annex (316 Vernon Office Building) was awarded the nation's first Platinum rating for seismic performance by the US Resiliency Council during the reporting period.	No Progress
Initiative EQ-2—Incorporate earthquake mitigation measures for private property into existing City-sponsored outreach programs such as printed media and the City's website.				
Yes	Short Term (<5yrs.)	No	Information regarding earthquake safety and building requirements are communicated in existing Building Division literature made available at the front counter and on the City's website. In addition, the California Building Officials (CALBO) website has consumer web pages with information regarding seismic safety.	Ongoing
Initiative EQ-3—Reassess the overall vulnerability to the earthquake hazard using the best available science and technology as it becomes available. State-sponsored programs, Seismic Hazards Mapping Act, and future FEMA- sponsored initiatives are anticipated to create a wealth of knowledge regarding this hazard that did not exist during the preparation of this Plan.				
Yes	Short Term (<5yrs.)	No	Development Services will avail itself of any state- or federally-sponsored program aimed at improving seismic safety as they become available. The City will conduct seismic risk assessments as necessary with applicable MHMP updates should new or revised earthquake fault or hazard zone maps be published by the California Department of Conservation.	Ongoing
Initiative F-1—The City shall designate all areas identified as the 100-year floodplain. The boundaries of the 100-year floodplain shall be as specified in the floodplain designations section of this component of the City's General Plan. Floodplain areas shall be preserved as specified in the open space and conservation element. Such preservation may include required dedication to the City. If needed, modify the City's ordinances to include floodplain use regulations consistent with the goals, policies, and implementation measures of the safety, land use, open space and conservation, and parks and recreation elements of the City's General Plan.				
Yes	Long Term (5+yrs.)	No	The city continued to implement its ongoing protocols and standard for identifying, mapping, and preserving the 100 yr floodplain during this reporting period. This initiative will continue to be implemented on an on-going basis, with a high priority.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-2—Refer any development proposal that has a direct or indirect impact on flood protection to Public Works for comment. In addition, forward such proposals to other agencies as applicable, including the U.S. Army Corps of Engineers, California Central Valley Flood Protection Board, FEMA, California Department of Fish and Wildlife, Placer County Resource Conservation District, and Placer County Flood Control District. Consider the comments of the agencies during the development review process.				
Yes	Short Term (<5yrs.)	No	The city continued to implement its ongoing protocols and standard for reviewing flooding impacts that may be caused by new developments and forward such developments to other agencies as applicable during this reporting period. This initiative will continue to be implemented on an ongoing basis, with a high priority.	Ongoing
Initiative F-9—Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan. The specific plans shall include the designation and preservation of floodplain areas and adjacent habitat. Provisions shall be incorporated to ensure that public infrastructure, utilities, and emergency services remain functional during flood conditions. Such infrastructure and facilities include water, sewer and gas mains, telephone and electric lines, streets and bridges, hospitals, and fire and police stations. Financing mechanisms shall be explored to fund necessary flood protection improvements and maintenance. Development agreements may be used to secure implementation and funding provisions. (Specific plans have 100% cost recovery by developers).				
Yes	Long Term (5+yrs.)	No	The city continued to implement its protocols and standard for reviewing proposed public infrastructure, utilities, and other emergency services so that they would remain functional during flood during this reporting period. This initiative will continue to be implemented on an ongoing basis, with a high priority.	Ongoing
Initiative F-11—Require a master drainage plan as part of the approval process for all specific plans and large development projects as determined by the Public Works director. The master drainage plan should consider cumulative regional drainage and flooding mitigation. The plan's intent is to ensure that the overall rate of runoff from a project does not exceed predevelopment levels. If necessary, this objective shall be achieved by incorporating run-off control measures to minimize peak flows and/or assistance in financing or otherwise implementing comprehensive drainage plans.				
Yes	Long Term (5+yrs.)	No	The City will continue to require preparation of master drainage plans and flood studies for new growth areas. The priority and timeline for this initiative will remain as assigned.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative LS-2—Continue to implement policies adopted by the General Plan that promote open space land uses within identified steep slope areas of Roseville. The City of Roseville Northeast Roseville Specific Plan and Stoneridge Specific Plans include the identified steep slope areas within Roseville. Both Plan Areas have continuing development.				
Yes	Short Term (<5yrs.)	No	The Northeast Roseville Specific Plan and Stoneridge Specific Plan development areas include the identified steep slope areas within Roseville. Both plan areas have continuing development. When individual projects are submitted, for example a housing development along a ravine in the Stoneridge area, all City development departments and the Fire Department enforce the General Plan, Specific Plan, City construction standards and individual project conditions to protect the steep slope open space that is dedicated to the City as part of the final maps for the projects.	Ongoing
Initiative MH-1—Continue to maintain Office of Emergency Services certification of all City inspectors for post-disaster damage assessment.				
Yes	Short Term (<5yrs.)	No	All building inspectors are certified by the Office of Emergency Services. The Building Division will continue to make sure staff maintains their certifications and that the certifications are documented per the International Accreditation requirements.	Ongoing
Initiative D-1—Perform a groundwater recharge feasibility study to determine the most cost-effective way to replenish groundwater resources within Roseville.				
Yes	Long Term (5+yrs.)	No	The City is currently developing and scheduled to complete a Groundwater Strategic Plan in March 2019. This plan is focuses on enhanced aquifer recharge and planning for enhanced use of groundwater wells in the extreme case there is an outage of the City's primary water supply source.	Ongoing
Initiative D-2—Implement aquifer storage and recovery program that uses direct injection technique in areas identified as appropriate.				
Yes	Long Term (5+yrs.)	No	The City has implemented this action by injecting treated drinking water into two wells in early 2013. Two more wells were completed prior to the current reporting period to increase the injection capabilities. The City completed two more Aquifer Storage & Recovery (ASR) wells during this reporting period, making six total built and permitted. A long-term ASR operations plan was also developed. The City will be establishing a capital improvement project (CIP) in the FY 2020 budget that will fund and schedule out the building of the next batch of ASR wells. The locations of these new wells will be driven by the conclusions in the Groundwater Strategic Plan.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative D-3—Continue to implement the Environmental Utility Department’s recycled water program and seek all opportunities to expand its coverage, currently focusing on urban growth areas. The City pumps recycled water through a system of purple pipes completely separate from potable (drinking water) pipes. The City pumps the recycled water to customers such as streetscapes, golf courses and parks, where it irrigates turf and shrubs. Using recycled water for uses such as landscape irrigation reduces demand on the potable water system, creating a more reliable water supply for the entire City. Recycled water is not subject to the effects of drought.				
Yes	Short Term (<5yrs.)	No	A Water Recycling Master Plan has been developed and is being implemented. This includes expanding recycled water in the region as well as finding opportunities in the existing service areas. Recycled water is considered as a resource in all new development areas being considered.	Ongoing
Initiative D-4—Promote active water conservation techniques and strategies to private property owners through Roseville-sponsored outreach projects such as printed media and the City’s website.				
Yes	Short Term (<5yrs.)	No	Conservation efforts are an ongoing initiative of the Water Division and have been increased and accelerated in all areas due to the unprecedented drought conditions facing the state.	Ongoing
Initiative HC-5—Address vulnerabilities identified in vulnerability assessment of water facilities performed by the Environmental Utilities Department in response to EPA initiative.				
Yes	Long Term (5+yrs.)	No	A Water System Security CIP was completed several years ago by the Environmental Utilities Department and continues to be updated as new facilities come on line. The project enhanced the physical security of water facilities with video monitoring and access control. Timeline for this initiative has been changed from long-term to on-going.	Ongoing
Initiative SW-4—Enhance and implement strategies for debris management and removal during severe weather events.				
Yes	Short Term (<5yrs.)	No	No change in the debris management and removal strategy that was adopted in 2009. The Parks and Open Space Divisions implemented an Emergency action plan for storm situations. The Open Space Division under Parks Department purchased a new bucket truck during the previous reporting period that aids in the removal of hazardous and storm damaged trees.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative HC-9—Protect the City’s data, technology infrastructure and staff against malicious cyber-attacks and Cyber terrorism, such as but not limited to: Identity Theft Virus/Malware/Ransomware/Spyware/Spam/Phishing Network and system attacks Web site hacking Denial-of-service attacks				
Yes	Short Term (<5yrs.)	No	The Information Technology Department uses several strategies and technologies to combat Cyber-attacks including: • Anti-phishing capability • Internet content filtering • PCI-DSS compliance • Virus, malware, spyware and spam scanning • Perimeter firewalls report and prevent intrusions • Secure authentication • Encryption • EOC Cyber Security Incident Exercises	Ongoing
Initiative MH-7—Strive to maintain high availability of essential communication services				
Yes	Other, please specify	No	For the Communication and Information Systems: The city has multiple, fully functional data centers which provide redundant hardware infrastructure. In the event of an extended outage; procedures are in place to restore essential communication and information services. The city’s primary radio system has redundant components throughout. In addition the Police and Fire departments have alternative and independent systems in case the primary system fails. One of the current production data centers was relocated during the reporting period. This move reduced the risk from flooding as it moved the critical technology infrastructure further away from the nearby creek to an elevation above FEMA's (100-year) base flood elevation. The City is at present, working on an enterprise wide Business Impact Analysis study. This report will look at all information systems and services to evaluate and rank the level of impact to the City. This Business Impact Analysis report will be the primary input to developing a revised, more comprehensive Disaster Recovery/Business Continuity Plan.	Ongoing
Initiative MH-8—Secure the City’s physical locations that contain technology infrastructure				
Yes	Other, please specify	No	Both of the City's data centers are armed with perimeter alarm systems and internal and external security cameras. Also access to these sites is restricted to a limited number of city employees. In addition, vendors and visitors will be required to sign in and be escorted.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-12—Continue the Parks, Recreation & Libraries Department’s regular creek maintenance program within the City’s creeks and floodplain areas. This program clears and removes debris that could contribute to blockage and flooding and may include the removal of silt. This is only done in areas of high risk to flood damage or where property or facilities are threatened by flooding.				
Yes	Long Term (5+yrs.)	No	The city continued to implement its ongoing protocol of inspecting and maintaining its creeks and streams during the reporting period. The Department of Fish and Wildlife executed a 12-year Routine Maintenance Agreement with the City in March 2017 covering the summer clearing work during the reporting period: 2017/18. During the previous reporting period, the City of Roseville worked with the Placer County Resource Conservation District to remove Red Sesbania from stream segments within the Dry Creek basin. This initiative will continue to be implemented on an ongoing basis, with a high priority. The City began collecting all data in GIS to improve mapping and tracking of creek maintenance activities. The City will continue to seek grant funding opportunities from FEMA and state agencies, when available, to assist in funding Arundo eradication along infested stream channels in the Dry Creek watershed. During the reporting period, the City began implementing its Saugstad Restoration Project - a creekbank restoration project along Saugstad Park.	Ongoing
Initiative F-21—Continue the Tree Mitigation Fund program administered by the Open Space Division in conjunction with non-profit organizations. The planting of oak trees in the open spaces adjacent to riparian zones increases infiltration and slows storm water surges.				
Yes	Long Term (5+yrs.)	No	The Tree Mitigation program for native oak woodland restoration uses oak mitigation funds for projects in the open spaces. Over 8,000 trees have been planted to date. An additional 500 Oaks are being planted this year with our local non-profit organization, the Roseville Urban Forest Foundation and volunteers for the community. The Oak plantings are maintained for 3 years and monitored for 5 years to ensure success criteria is met.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-22—Manage beaver dam sites for flood control protection and habitat restoration after dam removal. One primary issue is impacts to floodwater capacity of creeks. Part of the desired comprehensive approach to beaver management includes establishment of quantitative and qualitative “carrying capacity,” including acre-feet of flood capacity lost. Implement a standard monitoring and reporting process to track beaver dam locations, population, and impacts. Gain regulatory approval for beaver management techniques such as biological control and habitat manipulation using the most benign options first.				
Yes	Long Term (5+yrs.)	No	The Park Maintenance—Open Space Division continues to use a Geographical Information Systems (GIS) database for tracking beaver dam locations and coordinates beaver removal per the City’s Beaver Management Policy and Nuisance Abatement Ordinance. Beaver dam removal is also covered under the City’s Routine Maintenance Agreement with the CDFW.	Ongoing
Initiative WF-1—Continue “Goat Grazing” program for removal of grassland in areas of Roseville potentially vulnerable to wildfire. Implement goat grazing in City open space and preserve areas for fire and invasive plant species management and native plant restoration.				
Yes	Short Term (<5yrs.)	No	The Fire Department and the Open Space Division continue working together to implement a goat grazing program. Approximately 1,200 goats have been utilized for the grazing of open space preserves, grazing over 1,100 acres. Goats provide an innovative, environmentally sensitive way to reduce fire fuel load by keeping open space vegetation under control. Grazing reduces fuel load by removing thatch and thinning woody plants and also removes non-native vegetation. This initiative will be implemented as funding allows. The City continues to look for opportunities to expand and maintain this practice.	Ongoing
Initiative MH-4—Implement an “Adopt an Open Space” program in coordination with the open space management program. Develop “adoption contracts” with neighborhoods, organizations, businesses, etc., describing the level of stewardship and the terms of the “adoption.” Publicize these activities through online resource directory and other media to encourage participation.				
Yes	Short Term (<5yrs.)	No	During the reporting period, the City has implemented an “Adopt a Creek” program. The Adopt a Creek program is administered by the City’s Park Maintenance—Open Space Division. The City publicizes the program at the following website: https://roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=10783887	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative MH-5—Develop and disseminate best practices information to private property owners whose land is adjacent to open space areas describing stewardship opportunities and owners’ role in preserving beneficial uses of open space areas (including vernal pool grassland and creek or riparian uses). Offer classes to provide in-depth information, such as demonstration projects, techniques for ecologically friendly weed abatement and vegetation control, and creating a backyard habitat compatible with open space areas.				
Yes	Short Term (<5yrs.)	Yes	The City has begun developing brochures and pamphlets to provide information on the do’s and don’ts related best management practices for residents living adjacent to open space areas as well as providing the benefits of the open space to the community. This included code enforcement-related door hanger placards, which are currently in use.	Ongoing
Initiative MH-6—Work with the Roseville City School District, local high school districts, and non-profit organizations to promote ecology-oriented curricula and stewardship activities. Identify resource and administrative barriers that may be limiting schools’ abilities to more actively participate in stewardship, and work collaboratively to identify solutions.				
No	Long Term (5+yrs.)	No	No actions towards the completion of this initiative were completed during the reporting period. This will continue to be an ongoing initiative with a medium priority pending funding.	No Progress
Initiative DF-1—Create a dam failure element for the City’s emergency response plan that includes a phased warning protocol in response to the findings of the Folsom Dam Containment Dike Risk Assessment.				
Yes	Short Term (<5yrs.)	No	This phased response plan that guides City emergency management staff was created during the reporting period.	Ongoing
Initiative F-19—Implement recommendation of Downtown Roseville Specific Plan to relocate the Public safety Building				
No	Short Term (<5yrs.)	No		No Progress
Initiative HC-2—Enhance emergency response capability of City by contingency planning for specific events based on identified vulnerabilities.				
Yes	Short Term (<5yrs.)	No	The Police Department continues to plan for specific response to critical incidents either by incident type or location. Specifically this year, continued training in response to active shooter incidents occurred along with the implementation of the combined Rescue Task Force concept for police and fire response to these incidents. The Police Department specifically trained with the Galleria Mall for planning and response to incidents at the mall. Additionally, the Police Department developed training, purchased equipment, and planned for response to crowd control events/protests as the result of recent events in the city and area.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative HC-4—Prepare a site-specific vulnerability assessment of City- owned critical facilities that use the best available science and technology with regards to human-caused hazards.				
Yes	Short Term (<5yrs.)	No	The Police Department Threat Assessment Unit has conducted site assessments at numerous city facilities including Fire Stations, Libraries, the Corporation Yard complex, the Civic Center, and power facilities. Assessments are completed with the stake holder to include areas of needed improvement and potential action plans. Threat Assessment has also completed similar assessments for critical potential threat locations within the city to include the Galleria Mall and other identified locations with target potential.	Ongoing
Initiative HH-1—Continue to collaborate with the Placer County Health Department to ensure the health and welfare of the community				
No	Short Term (<5yrs.)	No		No Progress
Initiative SW-3—Continue education/outreach programs to improve winter preparedness and minimize loss of life or injury.				
No	Short Term (<5yrs.)	No		No Progress
Initiative WF-2—Enhance existing City public outreach programs to include information on fire safety, defensible spaces, and areas of concern.				
No	Short Term (<5yrs.)	No		No Progress
Initiative MH-3—Establish/maintain a post-disaster action plan to be part of the City Emergency operations plan that will include following elements: Procedures for public information Post-disaster damage assessment Grant writing Code enforcement Redundant operations				
No	Short Term (<5yrs.)	No		No Progress
Initiative F-3—Continue City participation in the National Flood Insurance Program and the Community Rating System (CRS). Seek CRS classification improvements within capabilities of City programs, including adoption and administration of FEMA-approved ordinances and flood insurance rate maps (FIRM).				
Yes	Short Term (<5yrs.)	No	The City of Roseville continued to participate in the NFIP and CRS programs and re-certified its participation in CRS during the reporting period. The City's CRS Class 1 classification became effective on October 1, 2006. Flood insurance policy holders within the City for property owners in flood areas will receive up to a 45% premium discount based on this classification. Roseville is the first and only CRS Class 1 community in the nation. This initiative will continue to be implemented on an ongoing basis, with a high priority. The City has maintained its Class 1 rating through the reporting period.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-4—Maintain Roseville’s compliance and good standing under the National Flood Insurance program.				
Yes	Short Term (<5yrs.)	No	A Community Assistance Visit (CAV) was last performed on the City of Roseville on September 10, 2014. The CAV is the principle means by which FEMA monitors a community's NFIP compliance. This CAV found that the City was in full compliance and is in good standing under the NFIP.	Ongoing
Initiative F-5—Continue the City’s outreach program to flood-prone property owners and the citizens of Roseville, to help make them aware of the flood threat and how best to deal with them.				
Yes	Short Term (<5yrs.)	No	This is an on-going action that is a part of the City's CRS program. A county-wide flood-focused public meeting on August 7, 2018 was well attended with 50+ Roseville residents inquiring of their flood risk; this outreach event stimulated 60+ additional Roseville residents doing the same.	Ongoing
Initiative F-6—Continue to pursue a regional approach to flood issues by remaining actively involved in the Placer County Flood Control District. This involvement includes cooperation in the development of a comprehensive regional database. Continue to participate in regional flooding studies, including the Auburn Creek/Coon Creek/Pleasant Grove Creek flood mitigation plan and the Dry Creek watershed flood control plan.				
Yes	Long Term (5+yrs.)	No	The City continued to be actively involved in the Placer County Flood Control & Water Conservation District (District) and participate in regional flooding studies during this reporting period. Staff from the City's Floodplain Management Section attends the District meetings on a monthly basis and a City Councilmember serves on the District Board. The District developed the Antelope Creek Flood Control Project, which is a regional flood control project, located within the City of Roseville. City staff assisted the District with the development and construction of the regional flood control project, construction completed in 2018. This initiative will continue to be implemented on an ongoing basis, with a high priority.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-7—Continue City coordination with other agencies on issues of flood control. Coordination between the City and adjacent jurisdictions occurs through several mechanisms, including distribution of development proposals for review and comment. Continue City cooperation with federal, state, and local agencies, including the U.S. Army Corps of Engineers, California Central Valley Flood Protection Board, FEMA, California Department of Fish and Wildlife, Placer County Resource Conservation District, and the Placer County Flood Control District.				
Yes	Short Term (<5yrs.)	No	The City continued to coordinate with other outside agencies on issues of flood control during this reporting period. The coordination typically occurs on a project-by-project basis and agencies are included in the meetings based on their particular jurisdiction or expertise. This initiative will continue to be implemented on an on-going basis, with a high priority. The City is also actively involved with the State Dept. of Water Resources (DWR) Flood Emergency Response Program and implementing California Central Valley Flood Protection Board project encroachment permits.	Ongoing
Initiative F-8—Continue to develop, implement, and expand the Flood Alert and Early Warning Program systems and integrate the systems with other local jurisdictions to form a regional warning program.				
Yes	Long Term (5+yrs.)	No	The City continues to develop, implement, and expand the Flood Alert system. New “ALERT” software was installed and the Flood Warning web site was updated. During the reporting period, the City and the Placer County Flood Control & Water Conservation District applied for a State Department of Water Resources Flood Emergency Response Projects grant to upgrade the Flood Alert System data transmission system to the “ALERT-2” protocol and install 2 new District stations. Both the grant applications were successful, and the City and District are actively implementing the upgrade projects. The ALERT 2 protocol better integrates with multiple agencies. This initiative will continue to be implemented on an ongoing basis with a high priority.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-10—Monitor and regularly update City flood studies, modeling, and associated land use, zoning, and other development regulations at a minimum of every 5 years or whenever information becomes available that would significantly modify previous data. New information could include new studies, change in City policy, consideration of a major development project or specific plan, or implementation of a flood control project.				
Yes	Long Term (5+yrs.)	No	During the reporting period, the City participated with FEMA in the multi-year effort to update FEMA floodplain maps and the related Flood Insurance Study (FIS); City staff submitted best available topographic data to improve the FEMA maps/study. City staff are in discussion with Placer County staff regarding the concept of making Roseville's future "Reason Farms" volumetric detention basin a regional flood control facility; stormwater/flood studies support the discussion. New floodplains have been developed for and within the Amoruso Ranch Specific Plan; they will be added to the City's Regulatory Floodplain once the ARSP annexation is complete. When hydraulic models are updated for various projects, these models are then used as best available data. The priority and timeline for this initiative will remain as assigned.	Ongoing
Initiative F-13—Continue annual inspection and maintenance program of City storm drain systems. Review after every major storm system function and performance. This program removes debris that could contribute to blockage of the storm drain system.				
Yes	Short Term (<5yrs.)	No	The City continued to implement its ongoing protocol of inspecting and maintaining its storm drain system during the reporting period. This initiative will continue to be implemented on an ongoing basis with a high priority.	Ongoing
Initiative F-14—Complete the final phase of the Cirby/Linda/Dry Creek flood control project (Phase 2). Six of the seven phases of this project have been completed at a cost of about \$29,900,000 (in July 2018 dollars). The basis for determining viability of this project will be a benefit /cost analysis to determine if project meets federal grant eligibility requirements.				
No	Long Term (5+yrs.)	No	No actions towards the completion of this initiative were completed during the reporting period. This will continue to be a long-term initiative with a low priority pending funding.	No Progress

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-15—Analyze alternative improvements to the Cirby/Linda/Dry Creek flood control project that may be cost effective in the flood-prone areas of Roseville: Dry Creek from Darling Way to Riverside Avenue Area on Dry Creek upstream of Folsom Road in the Columbia Avenue/Marilyn Avenue/Bonita Street area Linda Creek near Champion Oaks Drive/Samoa Way/Hurst Way area Cirby Creek in the Trimble Way/Zien Court area				
Yes	Long Term (5+yrs.)	No	Multiple actions towards the completion of this initiative were completed during the reporting period. The City continues to pursue opportunities to acquire (from willing sellers), elevate, or floodproof flood-prone buildings to significantly reduce their flood risk as a viable alternative to structural flood control. With aid of a FEMA grant, the City is nearing completion of the acquisition of flood-prone 645 Riverside Ave property, demolishing the building, and returning the area to open space. Offers were made to multiple owners of flood-prone properties for City aid in obtaining FEMA hazard mitigation grants; two grant applications are currently pending. This will continue to be a long-term initiative with a low priority pending funding.	Ongoing
Initiative F-16—Replace the Huntington Drive/Cirby Creek culvert with a bridge to protect Queens Court/Huntington Drive area. The Public Works Department oversees this project.				
Yes	Long Term (5+yrs.)	No	The City is continuing to research grants that may be available for this project. The City has the 25% match for the project. The priority for this project has been changed to low and awaits City staff availability and available grant funding to move forward. The City plans to update the hydraulic model to verify mitigation measures required.	Ongoing
Initiative F-17—Divert the main drainage storm drain system down Crestmont Avenue to Cirby Way and then into Dry Creek so that the existing system will not exceed capacity. If system capacity is exceeded, the intersection on Cirby Way and Crestmont Avenue and nearby homes will flood during major flood events.				
Yes	Short Term (<5yrs.)	No	A portion of the project, consisting of the 48-inch outfall into Linda Creek and the storm drain pipe crossing South Cirby Way at the intersection of Piedmont Way, was constructed in 2010. A constructable design for the complete engineered solution is complete. This design was put out to bid during the summer of 2018. The City received only a single bid valued at twice the engineer's estimate; construction was not authorized. The City plans to bid the project again in the spring of 2019 for construction during 2019. The priority and timeline for this initiative will remain as assigned.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative F-18—Continue to promote and sponsor programs to buy out, relocate, and flood-proof existing flood-prone structures within Roseville.				
Yes	Short Term (<5yrs.)	No	The City will continue to pursue flood hazard reduction via these "nonstructural mitigation measures" of additional target properties with a high priority. During the reporting period, the City was successful in obtaining a FEMA Predisaster Mitigation (PDM) grant for the property on Riverside Drive. The property was acquired voluntarily. The building demolition and site restoration project are scheduled for spring 2019. Additionally, City Floodplain Management staff are supporting two requests - from a Roseville business and a Roseville non-profit - to the Governor's Office of Emergency Services (Cal OES) for FEMA hazard mitigation grants. We are awaiting a response from FEMA/Cal OES. This activity remains largely influenced by available grant funding.	Ongoing
Initiative F-23—Develop the City's multi-use, multi-benefit stormwater water retention project for volumetric floodflow mitigation within the Pleasant Grove Creek Watershed, the Reason Farms Stormwater Retention Project at the site recently named Al Johnson Wildlife Preserve.				
Yes	Long Term (5+yrs.)	No	Placer County desires to participate in the City of Roseville's volumetric flood control project, thus making it a regional project. City and County staff have been meeting through 2017 and 2018 to evaluate the opportunities of the City's flood control project to accommodate the County's mitigation needs. Discussions have been fruitful. An identified action item is to investigate the formation of a JPA, or other entity to construct, oversee, and operate the facility. During this reporting period, a conceptual basin redesign has been produced that adds additional storage capacity within the City flood control project to include the County needs, assessed the hydraulic capability of the creek systems to deliver enough water to meet those needs, and assessed the fair share construction costs of the added capacity.	Ongoing
Initiative HC-10—Improve evacuation transportation routes within the City of Roseville by removing traffic constrictions.				
Yes	Long Term (5+yrs.)	No	The proposed Andora Widening Project will widen Washington Boulevard to four-lanes between Sawtell Road and Pleasant Grove Boulevard in Roseville. Washington Blvd is a four-lane roadway in the region except for at the project site, where it is a two-lane road beneath a UPRR rail bridge. The City applied for a FEMA grant for this project and is awaiting a response from FEMA/Cal OES. The project plans are currently developed to ~60% completion with final plans scheduled for completion by end of 2018. Environmental documents are scheduled for completion in spring 2019. Construction could occur as soon as 2020 if sufficient funding is identified.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative LS-1—Once California Geological Survey (CGS) completes soils mapping for the Roseville vicinity under the Seismic Hazards Mapping Act, reassess landslide hazard using best available data to gauge the true vulnerability to this hazard.				
No	Long Term (5+yrs.)	No	There was no mapping performed by CGS in the Roseville vicinity under the Seismic Hazards Mapping Act during the reporting period. Time line and priority for this project will remain unchanged, pending action by CGS.	No Progress
Initiative HC-6—Maintain compliance with California Energy Commission (“CEC”) license conditions for the operations of the Roseville Energy Park (“REP”) with respect to Hazardous Material Management				
Yes	Short Term (<5yrs.)	No	The operation of the REP is in compliance with the CEC license conditions including the preparation of a Business Plan and a Risk Management Plan (RMP) submitted to the City’s Fire Department and the CEC. In addition, a Vulnerability Assessment has been prepared and Site Security measures have been implemented to ensure that neither the REP site nor a shipment of hazardous material is the target of unauthorized access.	Ongoing
Initiative HC-7—Maintain compliance with state and local laws and regulations for the operation of the Roseville Power Plant #2.				
Yes	Long Term (5+yrs.)	No	All operating and compliance permits are being maintained by the power generation staff. Compliance with state and local laws is an ongoing practice.	Ongoing
Initiative HC-8—Maintain compliance with all North American Electric Reliability Corporation mandatory reliability standards related to the utility as a distribution provider and resource planner including critical infrastructure protection standards (cyber security).				
Yes	Short Term (<5yrs.)	No	Establishing compliance through development, implementation, and adherence to policies and procedures.	Ongoing
Initiative SW-1—Continue the Shade Tree Program, an energy conservation rebate program provided by Roseville Electric				
Yes	Short Term (<5yrs.)	No	Although temporarily suspended due to the drought, this ongoing program was reactivated to offer Roseville residents a rebate for trees that they select, purchase and plant at their own convenience. Rebates are limited to 6 trees per household and available to Roseville Electric customers only.	Ongoing
Initiative SW-2—Continue ongoing line clearing and weed abatement of electrical utility facilities in order to reduce public exposure to vegetation hazards and maintain higher reliability during severe weather conditions.				
Yes	Short Term (<5yrs.)	No	This is an ongoing program of Roseville Electric to both protect the public from hazards and to maintain the reliability of electricity service to Roseville Electric’s more than 56,000 customers.	Ongoing

**TABLE 2.
ACTION PLAN MATRIX**

Action Taken?	Timeline	Priority Changed?	Comment (Describe progress or changed priority)	Status
Initiative SW-5—Continue to operate the Roseville Energy Park to support the City’s electrical requirements and maintain service continuity during severe weather events.				
Yes	Short Term (<5yrs.)	No	The Roseville Energy Park (REP), which opened in October 2007, is producing power and provides additional electric support to meet the City’s electrical needs. In the event of a transmission line outage, the REP will help maintain electric service continuity. The Operations Department’s Emergency Action Plan (EAP) specifically addresses severe weather operations in Section 5.9. The severe weather EAP will ensure continuity of operations while securing the safety of personnel and equipment.	Ongoing
Initiative SW-6—Continue to maintain and operate Roseville Power Plant #2 to support the City’s electrical requirements and maintain service continuity during severe weather events.				
Yes	Short Term (<5yrs.)	No	Roseville Power Plant #2 is operated from the Roseville Energy Park Control Room. The Operations Department’s Emergency Action Plan (EAP) specifically addresses severe weather operations in Section 5.9. The severe weather EAP will ensure continuity of operations while securing the safety of personnel and equipment.	Ongoing

Public review notice: *The contents of this report are considered to be public knowledge and have been prepared for total public disclosure. Copies of the report have been provided to the Roseville City Council and local media outlets. The report is also posted on the City of Roseville Multi-Hazard Mitigation Plan website. Any questions or comments regarding the contents of this report should be directed to:*

Brian Walker
City of Roseville
311 Vernon St.
Roseville, CA 95678
(916) 746-1300
WalkerBrian@roseville.ca.us



COUNCIL COMMUNICATION

CC #: 0772
File #: 0800-03

Title: Transmission Service Agreements for Firm and Non-Firm Point-to-Point
Transmission Service and for Resale, Reassignment or Transfer of Point-To-Point
Transmission Service Agreement
Contact: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.10.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council authorize the City Manager to renew and execute three Service Agreements with Puget Sound Energy, Inc. that are currently set to expire on June 1, 2020:

- Short-Term Firm Point-To-Point Transmission Service Agreement
- Non-Firm Point-To-Point Transmission Service Agreement
- Resale, Reassignment or Transfer of Point-To-Point Transmission Service Agreement.

The Transmission Service Agreements are industry standard contracts for transmission of physical power between parties. There is no fiscal impact associated with the execution of these agreements as they are only enabling agreements.

BACKGROUND

Roseville Electric Utility purchases energy from various markets defined in the Electric Risk Policies. In order to transfer procured energy, Roseville purchases transmission from various transmission owners. Transmission is transacted as either Firm, or Non-Firm, which defines the level of priority of the energy delivered under the transmission in the event of contingencies that reduce transmission capacity. The following enabling agreements will allow Roseville to continue to transact with Puget Sound Energy, Inc.:

- Short-Term Firm Point-To-Point Transmission Service provides the highest quality (priority) service offered to customers with no planned interruptions
- Non-Firm Point-To-Point Transmission Service is reserved on an as-needed basis and it is subject to interruption
- Resale, Reassignment or Transfer of Point-To-Point Transmission Service Agreement to resell any firm transmission to another entity in case Roseville does not need it.

Currently, Roseville's contracts with Puget Sound are set to expire on June 1, 2020. Renewing these agreements will provide the ability to purchase transmission from Puget Sound Energy, Inc. to transfer energy from the Pacific Northwest markets.

FISCAL IMPACT

There is no fiscal impact associated with the execution of the Transmission Service Agreements with Puget Sound Energy, Inc. as they are only enabling agreements. There are no transactions currently pending under the proposed Transmission Service Agreements.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The Puget Sound Energy, Inc. Service Agreements for Firm and Non-Firm Point-to-Point Transmission Service and for Resale, Reassignment or Transfer of Point-To-Point Transmission Service Agreement meet the above criteria and are not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Petra Wallace, Electric Risk and Compliance Supervisor

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-191

City of Roseville Firm and Non-Firm Service Agreement-Signed

Attachment A-1 City of Roseville-Signed

RESOLUTION NO. 20-191

APPROVING TRANSMISSION SERVICE AGREEMENTS BETWEEN THE CITY OF ROSEVILLE AND PUGET SOUND ENERGY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Firm Point-to-Point Transmission Service Agreement, a Non-Firm Point-to-Point Transmission Service Agreement, and a Resale, Reassignment or Transfer of Point-to-Point Transmission Service Agreement between the City of Roseville and Puget Sound Energy, Inc. has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreements are hereby approved and that the City Manager is authorized to execute them on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Puget Sound Energy, Inc.

PUGET SOUND ENERGY, INC.
ORIGINAL SERVICE AGREEMENT 953

Issued by: Stephanie Imamovic, Manager
Transmission Policy & Contracts
Issued on: July 31, 2020

Effective Date: June 1, 2020

ATTACHMENT A

Form of Service Agreement for Firm Point-To-Point Transmission Service

- 1.0 This Service Agreement, dated as of June 1, 2020, is entered into, by and between Puget Sound Energy, Inc. (the Transmission Provider), and City of Roseville (“Transmission Customer”).
- 2.0 The Transmission Customer has been determined by the Transmission Provider to have a Completed Application for Firm Point-To-Point Transmission Service under the Tariff.
- 3.0 The Transmission Customer has provided to the Transmission Provider an Application deposit in accordance with the provisions of Section 17.3 of the Tariff.
- 4.0 Transmission Customers requesting Short-Term Firm Point-to-Point Transmission Service shall consider this agreement as a blanket authorizing agreement for such service. Requests for specific Short-Term Firm Point-to-Point Transmission Service transactions must be submitted on the Transmission Provider’s OASIS.
- 5.0 Transmission Customers requesting Long-Term Firm Point-to-Point Transmission Service shall complete the Specifications sheet attached hereto.
- 6.0 Service under this agreement shall commence on the later of (1) the requested service commencement date, or (2) the date on which construction of any Direct Assignment Facilities and/or Network Upgrades are completed, or (3) such other date as it is permitted to become effective by the Commission. With respect to requests for blanket authorization for Short-Term Firm Point-to-Point Transmission Service, the term of this agreement shall be three (3) years from the date referenced in Section 1.0, at which time Transmission Customer must provide notice to Transmission Provider that Transmission Customer would like to renew this agreement for an additional three (3) year term. With respect to Long-Term Firm Point-to-Point Transmission Service, the term of this agreement shall be mutually agreed to between the parties and included in the Specifications sheet attached hereto. Notwithstanding the foregoing, service under this agreement may be terminated on such other date as mutually agreed upon by the parties.
- 7.0 The Transmission Provider agrees to provide and the Transmission Customer agrees to take and pay for Firm Point-To-Point Transmission Service in accordance with the provisions of Part II of the Tariff and this Service Agreement.

- 8.0 Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Transmission Provider:

Puget Sound Energy, Inc.
355 – 110th Avenue NE, EST-06E
Bellevue, WA 98004
Attn: Manager, Transmission Contracts

Transmission Customer:

City of Roseville
2090 Hilltop Circle
Roseville, CA 95747
Attn: Petra Wallace

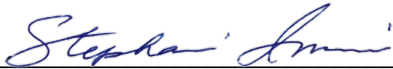
- 9.0 The Tariff is incorporated herein and made a part hereof, including, without limitation, the specific Point-to-Point Transmission Service Products offered by Transmission Provider and identified in Attachment N.

- 10.0 Other provisions:

Term of Agreements: Three (3) years
Start Date: June 1, 2020
Termination Date: June 1, 2023

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by their respective authorized officials.

Transmission Provider: Puget Sound Energy, Inc.

By: 
Name: Stephanie Imamovic
Title: Manager, Transmission Policy & Contracts
Date: 4/14/2020

Transmission Customer: City of Roseville

By: _____
Name: _____
Title: _____
Date: _____

Puget Sound Energy, Inc.

Issued by: Stephanie Imamovic, Manager
Transmission Policy & Contracts
Issued on: July 31, 2020

Effective Date: June 1, 2020

Puget Sound Energy, Inc.

PUGET SOUND ENERGY, INC.
ORIGINAL SERVICE AGREEMENT NO. 954

Issued by: Stephanie Imamovic, Manager
Transmission Policy & Contracts
Issued on: July 31, 2020

Effective Date: June 1, 2020

ATTACHMENT B

Form of Service Agreement for Non-Firm Point-To-Point Transmission Service

- 1.0 This Service Agreement, dated as of June 1, 2020, is entered into, by and between Puget Sound Energy, Inc. (the Transmission Provider), and City of Roseville (Transmission Customer).
- 2.0 The Transmission Customer has been determined by the Transmission Provider to be a Transmission Customer under Part II of the Tariff and has filed a Completed Application for Non-Firm Point-To-Point Transmission Service in accordance with Section 18.2 of the Tariff.
- 3.0 Service under this Agreement shall be provided by the Transmission Provider upon request by an authorized representative of the Transmission Customer.
- 4.0 The Transmission Customer agrees to supply information the Transmission Provider deems reasonably necessary in accordance with Good Utility Practice in order for it to provide the requested service.
- 5.0 Transmission Customers requesting Non-Firm Point-to-Point Transmission Service shall consider this agreement as a blanket authorizing agreement for such service. Requests for specific Non-Firm Point-to-Point Transmission Service transactions must be submitted on the Transmission Provider's OASIS.
- 6.0 The term of this agreement shall be three (3) years from the date referenced in Section 1.0, at which time Transmission Customer must provide notice to Transmission Provider that Transmission Customer would like to renew this agreement for an additional three (3) year term.
- 7.0 The Transmission Provider agrees to provide and the Transmission Customer agrees to take and pay for Non-Firm Point-To-Point Transmission Service in accordance with the provisions of Part II of the Tariff and this Service Agreement.

- 8.0 Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Transmission Provider:

Puget Sound Energy, Inc.
355 – 110th Avenue NE, EST-06E
Bellevue, WA 98004
Attn: Manager, Transmission Contracts

Transmission Customer:

City of Roseville
2090 Hilltop Circle
Roseville, CA 95747
Attn: Petra Wallace

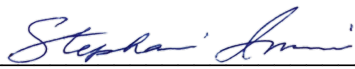
- 9.0 The Tariff is incorporated herein and made a part hereof, including, without limitation, the specific Point-to-Point Transmission Service Products offered by Transmission Provider and identified in Attachment N.

- 10.0 Other Provisions:

Term of Agreements: Three (3) years
Start Date: June 1, 2020
Termination Date: June 1, 2023

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by their respective authorized officials.

Transmission Provider: **Puget Sound Energy, Inc.**

By: 
Name: Stephanie Imamovic
Title: Manager, Transmission Policy & Contracts
Date: 4/14/2020

Transmission Customer: **City of Roseville**

By: _____
Name: _____
Title: _____
Date: _____

Puget Sound Energy, Inc.

Issued by: Stephanie Imamovic, Manager
Transmission Policy & Contracts
Issued on: July 31, 2020

Effective Date: June 1, 2020

ATTACHMENT A-1

Form of Service Agreement for the Resale, Reassignment or Transfer of Point-To-Point Transmission Service

- 1.0 This Service Agreement, dated as of June 1, 2020, is entered into, by and between Puget Sound Energy, Inc. (the Transmission Provider), and City of Roseville (the Assignee).
- 2.0 The Assignee has been determined by the Transmission Provider to be an Eligible Customer under the Tariff pursuant to which the transmission service rights to be transferred were originally obtained. Assignees requesting Short-Term Firm Point-to-Point Transmission Service shall consider this agreement as a blanket authorizing agreement for such service. Requests for specific Short-Term Firm Point-to-Point Transmission Service transactions must be submitted on the Transmission Provider's OASIS. Each Assignee shall complete the Specifications sheet attached hereto.
- 3.0 The terms and conditions for the transaction entered into under this Service Agreement shall be subject to the terms and conditions of Part II of the Transmission Provider's Tariff, except for those terms and conditions negotiated by the Reseller of the reassigned transfer capability (pursuant to Section 23.1 of this Tariff) and the Assignee to include: contract effective and termination dates, the amount of reassigned capacity or energy, point(s) of receipt and delivery. Changes by the Assignee to the Reseller's Points of Receipt and Points of Delivery will be subject to the provisions of Section 23.2 of this Tariff.
- 4.0 The Transmission Provider shall credit the Reseller for the price reflected in the Assignee's Service Agreement or the associated OASIS schedule.
- 5.0 With respect to requests for blanket authorization for Short-Term Firm Point-to-Point Transmission Service, the term of this agreement shall be three (3) years from the date referenced in Section 1.0, at which time Assignee must provide notice to Transmission Provider that Assignee would like to renew this agreement for an additional three (3) year term. With respect to other Firm Point-to-Point Transmission Service, the term of this agreement shall be mutually agreed to between the parties and included in the Specifications sheet attached hereto.
- 6.0 Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Transmission Provider:

Puget Sound Energy, Inc.
355 – 110th Avenue NE, EST-06E
Bellevue, WA 98004
Attn: Manager, Transmission Policy & Contracts

Assignee:

City of Roseville
2090 Hilltop Circle
Roseville, CA 95747
Attn: Petra Wallace

- 7.0 The Tariff is incorporated herein and made a part hereof, including, without limitation, the specific Point-to-Point Transmission Service Products offered by Transmission Provider and identified in Attachment N.

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by their respective authorized officials.

Transmission Provider: **Puget Sound Energy, Inc.**

By: 

Name: Stephanie Imamovic

Title: Manager, Transmission Policy & Contracts

Date: 4/14/2020

Assignee: **City of Roseville**

By: _____

Name: _____

Title: _____

Date: _____

**Specifications For The Resale, Reassignment Or Transfer of
Long-Term Firm Point-To-Point Transmission Service**

- 1.0 Term of Transaction: _____
Start Date: _____
Termination Date: _____
- 2.0 Description of capacity and energy to be transmitted by Transmission Provider including the electric Control Area in which the transaction originates.

- 3.0 Point(s) of Receipt: _____
Delivering Party: _____
- 4.0 Point(s) of Delivery: _____
Receiving Party: _____
- 5.0 Maximum amount of reassigned capacity: _____
- 6.0 Designation of party(ies) subject to reciprocal service obligation: _____

- 7.0 Name(s) of any Intervening Systems providing transmission service: _____

- 8.0 Service under this Agreement may be subject to some combination of the charges detailed below. (The appropriate charges for individual transactions will be determined in accordance with the terms and conditions of the Tariff.)
- 8.1 Transmission Charge: _____

- 8.2 System Impact and/or Facilities Study Charge(s):

- 8.3 Direct Assignment Facilities Charge: _____

- 8.4 Ancillary Services Charges: _____

9.0 Name of Reseller of the reassigned transfer capability:



COUNCIL COMMUNICATION

CC #: 0768

File #: 0800-01 & 0201-01

Title: Facilities Division Internal Service Fund Demand Services - Budget Adjustment

Contact: Rodney Funke 916-774-5561 rfunke@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.11.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt an ordinance approving a budget adjustment of \$240,000 that will increase revenue and expenditures in the Facility Services internal service funds to pay for higher than anticipated levels of customer-initiated requests from City departments for facilities services.

BACKGROUND

The Public Works Department's Facilities Division staff meet annually with its stakeholders to forecast its rates for anticipated customer-initiated services above the services provided in the annual custodial and maintenance rates. These demand service revenues are customer initiated one-time charges for services the department anticipates requesting during the year. This revenue is built into the consultant-approved rate model for Facilities Services.

In addition, Facilities preforms unanticipated customer-initiated demand services that were not forecast in the department rates and bills the departments directly to cover those costs. These unbudgeted demand services are initially paid for out of the Facilities Services operating budgets and reimbursed directly from the customer department. These unanticipated demand services cause an unplanned reduction in the capacity of the Division's operating budget. The recommended budget adjustment recognizes the additional revenue from the customer departments and the associated expenditures to replenish the capacity in the operating budgets. The budget adjustment has no net impact to the fund balances of the Facility Services internal service funds.

FISCAL IMPACT

The recommended budget adjustment will increase internal service fund revenues and associated professional service expenditures in the Facilities Services Fund (\$200,000) and Facilities Rehabilitation Fund (\$40,000) due to higher than anticipated levels of customer-initiated requests

from City departments for facilities services. While there will be an overall increase to the Facilities Division's FY2019-20 operating budget, there will be no net impact to the Facilities Services Fund or the Facilities Rehabilitation Fund because the increases are offset by additional revenue from customer departments.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. A budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Rodney Funke, Admin Analyst II

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, appearing to read 'Dominick Casey', with a stylized, overlapping loop structure.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6227

Budget Adjustment

ORDINANCE NO. 6227

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds to cover the additional professional services costs incurred through customer initiated demand services for various departments, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$240,000.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE:	Dan Allen, Facility Manager	FISCAL YEAR:	2019-20
PREPARER NAME & TITLE:	Rodney Funke, Admin Analyst II	COUNCIL DATE (if applicable):	5/20/2020
DEPARTMENT/DIVISION:	Public Works / Building Maintenance	ORDINANCE:	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4061	5301	62520		200,000	Establish budget for Building Maintenance Prof Services
4065	5301	62530		40,000	Establish budget for Facility Rehabilitation Professional Services
TOTAL				240,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4061	4253	62520		200,000	Increase budget for Internal service charges - demand
4065	4253	62530		40,000	Increase budget for Internal service charges - demand
TOTAL				240,000	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

This recommended budget adjustment will increase demand service revenues and associated professional service expenditures in the Facilities Services Fund and Facilities Rehabilitation Fund due to higher than anticipated levels of customer-initiated requests for service.

REQUIRED APPROVALS:					
Jason Shykowski	Digitally signed by Jason Shykowski Date: 2020.04.29 16:56:14 -07'00'	Scott Pettingell	Digitally signed by Scott Pettingell Date: 2020.04.30 10:19:54 -07'00'		
REQUESTING DEPARTMENT HEAD / DESIGNEE		BUDGET MANAGER / DESIGNEE			
DATE		DATE			
Dennis Kauffman	Digitally signed by Dennis Kauffman Date: 2020.04.30 10:50:11 -07'00'				
CHIEF FINANCIAL OFFICER / DESIGNEE		CITY MANAGER / DESIGNEE			
DATE		DATE			
BUDGET DEPARTMENT USE ONLY:					
POSTED BY		DATE			

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 0755

File #: 0900-04 & 0201-01

Title: Cirby Creek Bank Stabilization and Outfall Repair Project - Budget Adjustment

Contact: Rjahja Canlas 916-746-1300 rcanlas@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.12.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to approve a budget adjustment of \$20,000 from the Gas Tax Fund and \$59,000 from the Highway Users Tax Fund for the Cirby Creek Bank Stabilization and Outfall Repair Project.

BACKGROUND

In early 2019, Public Works was informed of creek bank erosion adjacent to the property at 610 Juanita Way. Upon inspection, staff confirmed the reported erosion and also discovered damage to the existing storm drain outfall at this location. Staff from Public Work's Engineering Division and Street Maintenance Division promptly worked to complete a temporary repair consisting of the placement of rock slope protection to protect against further erosion. Staff has since consulted with one of the engineering firms currently under contract with Public Works for on-call engineering design services to determine a project scope, and estimated costs for design and environmental permitting. The recommended Budget Adjustment reflects these estimated costs. Staff anticipates design and environmental permitting to be completed in the winter of 2020 with construction planned in the spring of 2021.

FISCAL IMPACT

Staff requests Council authorize a budget adjustment of \$20,000 from the Gas Tax Fund (Fund 2301) and \$59,000 from the Highway Users Tax Fund (Fund 2305) to pay for design and permits. No General Fund resources will be used on this project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines

§15060(c)(3) and §15378.

The authorization of a budget adjustment meets the above criteria and is not subject to CEQA.

Respectfully Submitted,

Rjahja Canlas, Associate Engineer

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6223

Budget Adjustment

ORDINANCE NO. 6223

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the Cirby Creek Bank Stabilization and Outfall Repair project, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$79,000.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Rjahja Canlas, Associate Engineer FISCAL YEAR: 19/20
PREPARER NAME & TITLE: Rjahja Canlas, Associate Engineer COUNCIL DATE (if applicable): 5/20/2020
DEPARTMENT/DIVISION: Public Works - Engineering ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2301	5301	84001	500162	20,000	CIP Outlay: Cirby Creek Bank Stabilization and Outfall Repair
2305	5301	84001	500162	59,000	CIP Outlay: Cirby Creek Bank Stabilization and Outfall Repair
TOTAL				79,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

NET ADJUSTMENT	79,000
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2301				(20,000)	Reduce available resources in State Gas Tax Fund
2305				(59,000)	Reduce available resources in Highway Users Tax Fund
TOTAL				(79,000)	

Justification for Budget Adjustment:

Public Works - Engineering is requesting a budget adjustment to provide funding for the design consultant and environmental consultant for the Cirby Creek Bank Stabilization and Outfall Repair Project. This project will stabilize the creek bank and repair the damaged storm drain outfall behind the residence at 610 Juanita Way.

REQUIRED APPROVALS:					
Jason Shykowski		Scott Pettingell			
Digitally signed by Jason Shykowski Date: 2020.04.27 16:18:20 -07'00'		Digitally signed by Scott Pettingell Date: 2020.04.30 11:05:32 -07'00'			
REQUESTING DEPARTMENT HEAD / DESIGNEE		BUDGET MANAGER / DESIGNEE			
Dennis Kauffman					
Digitally signed by Dennis Kauffman Date: 2020.04.30 11:08:11 -07'00'					
CHIEF FINANCIAL OFFICER / DESIGNEE		CITY MANAGER / DESIGNEE			
BUDGET DEPARTMENT USE ONLY:					
POSTED BY		DATE			

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 0758

File #: 0704-01 & 0201-01

Title: Bill Hughes Park and Duke Davis Park Rehabilitation Projects - Budget Adjustment
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.13.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to approve a budget adjustment allocating \$157,000 within Diamond Creek Community Facilities District (CFD) #1 (Fund 3106) for rehabilitation projects related to Bill Hughes and Duke Davis Parks.

BACKGROUND

Refunding Approval

On July 10, 2019, the City Council approved refunding bonds for Diamond Creek CFD #1. The refunding will provide \$300,000 of new money for additional authorized improvements. The approval allowed the term of the bonds to remain the same (9/1/37). The park rehabilitation projects would be implemented over a two-year period with specific projects in the Diamond Creek area of Roseville. In particular, projects were identified at Bill Hughes and Duke Davis Parks.

Park Rehabilitation Projects

Projects were divided into a two-year implementation plan:

Year 1 (FY2019-20 - \$157,000):

- Add shade over the play area at Davis Park
- Repair the water feature at Davis Park
- Re-stripe a length of Parkside Way to allow for on-street parking at Hughes Park

Year 2 (FY2020-21 - \$143,000):

- Add shade over the play area at Hughes Park
- Add shade over picnic tables at Hughes Park

FISCAL IMPACT

The recommended budget adjustment of \$157,000 for the first year projects within Diamond

Creek CFD #1 (Fund 3106) will fund rehabilitation projects at Bill Hughes and Duke Davis Parks. These renovations will require no General Fund resources.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. A budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Tara L. Gee, Park Planning & Development Superintendent

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6224

Budget Adjustment

ORDINANCE NO. 6224

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for rehabilitation projects related to Bill Hughes and Duke Davis Parks, at the request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$157,000.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Tara Gee/Park Planning & Dev Superintendent FISCAL YEAR: FY2019-20
PREPARER NAME & TITLE: Kathy Cullen/Administrative Analyst II COUNCIL DATE (if applicable): 5/20/20
DEPARTMENT/DIVISION: Parks, Recreation & Libraries/Park Planning ORDINANCE: _____

Expenditures/Expenses/Transfers Out

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3016	6587	84001	500158	45,000	Capital Outlay - CIP Projects: Addition of shade structure over playground
3016	5411	84001	500158	12,000	Repairs & Maintenance - General: restripe for street parking at Hughes Park
3016	5411	84001	500158	100,000	Repairs & Maintenance - General: Retrofit water feature at Duke Davis Park
TOTAL				157,000	

Revenues/Transfers In

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

NET ADJUSTMENT 157,000

Available Resources

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3016				(157,000)	Reduce available resources in Diamond Creek CFD1
TOTAL				(157,000)	

Justification for Budget Adjustment:

The PRL department is requesting a budget adjustment for rehabilitation projects to re-stripe a portion of Parkside Way to allow on-street parking at Hughes Park, and repair the water feature and add a shade sail over the play structure at Duke Davis Park. The project is funded with proceeds from the refunding of the Diamond Creek CFD1 bond and will not have an impact on the General Fund.

REQUIRED APPROVALS:

 REQUESTING DEPARTMENT HEAD / DESIGNEE Dennis Kauffman Digitally signed by Dennis Kauffman Date: 2020.04.16 14:08:02 -07'00'	3/24/2020 DATE	Scott Pettingell Digitally signed by Scott Pettingell Date: 2020.04.14 14:17:54 -07'00'	
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CITY MANAGER / DESIGNEE			
BUDGET DEPARTMENT USE ONLY:			
POSTED BY	DATE		



COUNCIL COMMUNICATION

CC #: 0764

File #: 0704 & 0201-01

Title: Youth Development Fund - Budget Adjustment
Contact: Natasha Martin 916-774-5234 nmartin@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.14.

RECOMMENDATION TO COUNCIL

Staff requests Council adopt an ordinance to approve a budget adjustment in the Youth Development Fund in an amount of \$100,000 for the Adventure Club "Full STEAM Ahead" program.

BACKGROUND

The Parks, Recreation & Libraries Department was successfully awarded a grant from the California State Library in the amount of \$100,000 to deliver out-of-school time programming. The "Full STEAM Ahead" program consists of delivering quality STEAM (Science, Technology, Engineering, Art, Math) programming through six week sessions of curriculum in 19 Adventure Club afterschool programs as well as three STEAM Library events per year. Each STEAM lesson will be tied to both a literary and a social emotional learning component.

The Parks, Recreation & Libraries Department is requesting a budget adjustment in the Youth Development Fund in an amount of \$100,000 to cover the program's expenses. There is no net impact to the Youth Development Fund as expenditure of funds will be fully offset by the grant award.

FISCAL IMPACT

All program expenses will be covered by the grant award, resulting in no net impact to the Youth Development Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines

§15060(c)(3) and §15378. A budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Natasha Martin, Parks, Recreation & Libraries Manager

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6226

Budget Adjustment

ORDINANCE NO. 6226

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the Adventure Club Full Steam Ahead program, at the request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$100,000.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Natasha Martin, Parks, Recreation & Libraries Manager FISCAL YEAR: FY2019-20
PREPARER NAME & TITLE: Kathy Cullen/Administrative Analyst II COUNCIL DATE (if applicable): 5/20/20
DEPARTMENT/DIVISION: Parks, Recreation & Libraries/Youth Development ORDINANCE: _____

Expenditures/Expenses/Transfers Out

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6591	5461	84001	700016	8,000	Training and Development: STEAM grant from the California State Library
6591	5369	84001	700016	92,000	Supplies: STEAM grant from the California State Library
TOTAL				100,000	

Revenues/Transfers In

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6591	4410	84001	700016	100,000	State grant revenue from the CA State Library for the STEAM program grant
TOTAL				100,000	

NET ADJUSTMENT	-
----------------	---

Available Resources

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries department is requesting a budget adjustment for \$100,000 in grant spending in the Youth Development fund. This grant funds the Full STEAM Ahead project which consists of delivering quality STEAM programming through six week sessions of curriculum in 19 Adventure Club afterschool programs. The objective of the project is to create an opportunity where students are exposed to quality learning activities and experiences that spark curiosity, promote confidence, develop a solid foundation in the STEAM areas and cultivate essential social-emotional skills so that they are prepared to both work and live in the 21st century. This project is 100% grant funded and there is no impact on the Youth Development fund balance.

REQUIRED APPROVALS:		
	4/22/20	Scott Pettingell
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	Digitally signed by Scott Pettingell Date: 2020.05.05 09:03:42 -07'00'
Dennis Kauffman	Digitally signed by Dennis Kauffman Date: 2020.05.05 10:53:29 -07'00'	BUDGET MANAGER / DESIGNEE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE
BUDGET DEPARTMENT USE ONLY:		
POSTED BY	DATE	



COUNCIL COMMUNICATION

CC #: 0759

File #: 0800-03 & 0201-01

Title: Electric New Services - Budget Adjustment
Contact: Rick Corral 916-774-5616 rcorral@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.15.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to approve the attached budget adjustment to authorize a \$1,250,000 increase in both the Electric New Services Annual Project expense budget and the Contribution In Aid of Construction (CIAC) revenue budget for FY2019-20.

BACKGROUND

Roseville Electric Utility installs distribution infrastructure for new development and is fully reimbursed by developers. Labor and materials expenses associated with the new development is charged to the New Services Annual Project expense budget. Roseville Electric Utility's labor and materials expenses are reimbursed by CIAC revenue.

The FY2019-20 New Services Annual Project and the CIAC revenue are both currently budgeted at \$4,000,000. New development has been stronger than expected and the FY2019-20 budget for the New Services Annual Project is expected to be exceeded. This \$1,250,000 budget adjustment will allow Roseville Electric Utility staff to continue providing infrastructure installation services for developers through the remainder of FY2019-20.

FISCAL IMPACT

There is no net fiscal impact. The additional New Services Annual Project expenses will be offset by the additional CIAC revenues. Funds are available in the Electric Operations Fund to be transferred to the New Services Annual Project as detailed in the attached Budget Adjustment.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not

considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. A budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Eric Campbell, Electric Financial Administrator

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6225

Budget Adjustment

ORDINANCE NO. 6225

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds to continue providing infrastructure installation services for developers through the remainder of FY2019-20, per the request of the Electric Department as listed on the attached Request for Budget Adjustment in the amount of \$1,250,000.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Mark Wilhelm, Manager Engineering FISCAL YEAR: 2019-2020
PREPARER NAME & TITLE: Eric Campbell, Financial Administrator COUNCIL DATE (if applicable): May 20, 2020
DEPARTMENT/DIVISION: Electric Department ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	6587	84701	290001	1,250,000	New Services
TOTAL				1,250,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	4681	10001		1,250,000	Contribution in Aid of Construction
TOTAL				1,250,000	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

Electric's New Services project accounts for the install of electric services to new customers and development. These costs are reimbursed through the Contribution in Aid of Construction (CIAC) revenues, where the developer is charged for the electric services provided. New development has been stronger than anticipated in the FY2019-20 budget and the New Services project budget is expected to be exceeded. Increased CIAC revenues will offset these increased expenses.

REQUIRED APPROVALS:			
Michelle Bertolino	April 30 , 2020	Scott Pettingell	Digitally signed by Scott Pettingell Date: 2020.04.30 16:04:08 -07'00'
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
Dennis Kauffman	Digitally signed by Dennis Kauffman Date: 2020.04.30 17:54:53 -07'00'		
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE
BUDGET DEPARTMENT USE ONLY:			
POSTED BY	DATE		

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 0780
File #: 0102-03

Title: Minutes of Prior Meetings
Contact: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 6.16.

RECOMMENDATION TO COUNCIL

Recommend the City Council approve the minutes of the April 15, 2020 City Council meeting.

BACKGROUND

There is no background associated with this item. The request is to approve the minutes of previous meetings.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonable foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The approval of minutes does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

April 15, 2020 City Council Minutes



MINUTES

April 15, 2020

CITY COUNCIL MEETING

6:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

Councilmembers may teleconference pursuant to Executive Order N-29-20. Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. City Council meetings are also video streamed live and are available on the City's website and YouTube channel. Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353
Email: publiccomment@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

1. CALL TO ORDER

Mayor John B. Allard II called the virtual City Council meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing the City Council.

5. PUBLIC COMMENTS

Deputy City Manager Megan MacPherson summarized comments received at publiccomment@roseville.ca.us:

Jennifer McAdam - Expressed concern for our garbage truck drivers specifically if they have the proper face protection and riding in vehicles together, and inquired if the City was paying hazard pay for the drivers. Deputy City Manager Megan MacPherson spoke on response stating Ms. McAdam asked specifically about N-95 masks and the City is not using N-95 masks as the drivers have been provided face covering bandanas in lieu of N-95 masks. Ms. McAdam was informed in the City we currently operate one route that require a two person crew and the rest of our routes are one person operated. The City is providing hand sanitizers and sanitizing truck cabs daily and the drivers are not receiving hazard pay.

Randy Smith - Expressed a concern about the lack of social distancing in our parks, particularly at a basketball court near his home, and inquired if the City would be planning on doing any enforcement of this behavior. Deputy City Manager Megan MacPherson reported the City is not actively enforcing but we are strongly monitoring, patrolling, and strongly encouraging social distancing. The City has zip-tied basketball rims and nets to help discourage the behavior. All basketball courts, tennis courts, dog parks, playground equipment and picnic shelters are closed.

Taylor Gerving - Expressed frustration and concern with regard to the Adventure Club before and after school program run at Orchard Ranch Elementary School. Ms. Gerving stated concerns with the school being over impacted as there is not enough spots for children requiring before and after school care. Ms. Gerving also expressed concerns on how the current families are chosen on the list, and who gets priority. Deputy City Manager Megan MacPherson reported staff has had the chance to communicate with her and let her and families in her area know the City recognizes the needs and desire to accommodate more children at Orchard Ranch Adventure Club and the City is currently working with and will continue to work with the school district to identifying dedicated areas so the City can expand the program.

Ben Furtado - Expressed frustration and concern over barking dogs especially with the working at home situation and stay at home order and noise ordinances. Mr. Furtado wanted to know how to report this and get some help with enforcement. Deputy City Manager Megan MacPherson reported the City has a place on our Roseville's Police Department website for animal control where people can report a barking dog nuisance and he was provided the link.

Norma Gomez - Inquired if residents should wear masks when out walking on the trails or neighborhood sidewalks. Deputy City Manager Megan MacPherson let Ms. Gomez that the Placer County Health Officer has recommended the wearing of face covers outside the home, but it is not a requirement at this point.

Jared Wood - Expressed concern over the implementation of 5G technology in schools due to health concerns.

The following public comment was made at (916) 774-5353.

Lily Block - senior living at Woodcreek Senior Terrace Apartments in Roseville - Wanting to seek any information the City may have regarding Governor Newsome's April 10th press conference indicating that FEMA was going to help deliver three meals a day to seniors who were isolated in their homes. Ms. Block stated the Meals on Wheels program is overwhelmed in their capacity to deliver meals. Ms. Block stated she spoke to someone in the governor's office and they stated it was up to the city to contact FEMA so help could be provided to seniors. Ms. Block stated she was a high-risk senior with no family members who are close, so she was hoping help could be provided to the senior community in Roseville. Deputy City Manager Megan MacPherson indicated the City has contact information for Ms. Block and the City will be contacting her with some services.

5.1. City Response to COVID-19 Pandemic

CONTACT: Dominick Casey 916-774-5362 dcasey@roseville.ca.us

City Manager Dominick Casey presented an operational report regarding the city's response to the COVID-19 pandemic.

Covered topics included:

- Stay-at-Home Order - Placer County extended the stay-at-home order until May 1. City is listing closures until further notice to align with state communications
- Governor's Announcement - a six-point plan for lifting the stay-at-home order - roadmap including the ability to monitor and protect community, administer testing, conduct contact tracing, isolating and supporting those who are positive or exposed and protect those who are susceptible to the disease
- Social Distancing Protocol - anticipating it will remain key in order to serve the public and return to the workplace
- Re-Opening Plan - City is developing plans for reopening services to public while maintaining safety of staff and public
- Essential services are in operation
- Helping our community:
 - City put \$1M to business loans - Small business stabilization program
 - 276 applications received; some incomplete
 - 111 small businesses in Roseville received loans
- Roseville Electric Residential Relief Program - short-term assistance program funded by our existing public benefits program to support residents who may be struggling financially as a result of COVID-19. Qualifying customers will receive a one-time credit per account of \$50 for a multi-family residence, and \$100 for a single family residence. In addition to a one-time bill credit, residents can apply for the electric assistance program which provides a 15% discount on electric service for each month for two years
- Continue to work with community partners:
 - City put an additional \$500,000 toward homelessness prevention and rapid rehousing. Additional funding is in addition to \$6.4 million annually the City administers in federal funding for homelessness prevention

- Provided restrooms at Salvation Army and restroom upgrades at Gathering Inn
- Virtual Recreation - tagline of "You can't come to use, so let us come to you with virtual recreation". Site provides featured workshops for youth, adults and seniors, and provides virtual tours
- We Are Roseville - Community outreach where residents are requested to print the sign and take a photo in front of their home and post it with the hashtag #We Are Roseville
- Roseville Cares - city website offering help to non-profits by sharing information on which non-profits who need help
- Roseville Volunteer Force Facebook group - matching up people you can help those who need assistance
- Providing Meals to Those of Need - providing assistance to restaurants to stay afloat
- Assistance from Community Partners - Restaurant Depot, Walmart, Starbucks and Bayside Church
- Regional Coordination - Placer County Health Department to follow health guidelines; participating in daily briefings of the County's Emergency Operations Center; checking in with school superintendents, Chamber, non-profits, businesses; closing communicating with our local, state, and federal offices on needs and concerns
- Looking Ahead - It will more about "moving forward" rather than "getting back to normal" because things will continue to change in many way. Everything from distancing to social interactions to how we work, shop, travel, and go to school.
- City Developing a Recovery Plan - financial update on how we're approaching our budget understanding the need for patience as we continue to follow directives from Placer County Health Department
- Resources for Factual Information: roseville.ca.us/covid19; placer.ca.gov/covid19; cdph.ca.gov/covid19; cdc.gov

No public comment received.

Item for information only. No official action taken.

6. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Pauline Roccucci, seconded by Scott Alvord, to approve the Consent Calendar as recommended. The Motion Passed.

Roll call vote: Ayes: Allard II, Alvord, Bernasconi, Houdesheldt, Roccucci

Minutes

Bids / Purchases / Services

6.1. John L. Sullivan Park Project - Award of Contract and Budget Adjustment

Memo from Park Development Analyst Heather Buck and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 20-112 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SIERRA VALLEY CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6211 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and authorize approval of change orders in an amount not to exceed 10% of the contracted amount. Staff recommends award of the base bid and all additive alternatives for a total contract award amount of \$1,164,413 to Sierra Valley Construction, Inc. This will result in a total project budget of \$1,447,000, which includes the cost of design, construction, permits, inspections, construction administration, and contingency. John L. Sullivan Park is a 4.5-acre park site located at the intersection of Solaire Drive and Summerfaire Drive in the Sierra Vista Specific Plan. Funding for the park construction is provided through the Westbrook Neighborhood Park Fund and was allocated in the FY2019-20 budget. Maintenance of the park will be funded from the Westbrook Community Facilities District No. 2 (Public Services).

CC #: 0706

File #: 0704-01 & 0201-01

CONTACT: Heather Buck 916-774-5254 hcbuck@roseville.ca.us

6.2. On-Call Landscape Construction Services - Service Agreement Amendment

Memo from Parks, Recreation & Libraries Superintendent Eric Dexter and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 20-113 APPROVING A SERVICE AGREEMENT AMENDMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CAGWIN & DORWARD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff is requesting an additional \$150,000 for FY2019-20 to increase the not-to-exceed amount to \$500,000 for on-call landscape construction services. This new not-to-exceed amount will also apply to annual extensions of the contract award. The agreement includes a one-year base term with the option of three additional one-year extensions. Funding is provided through Facility Rehabilitation Fund projects, the General Fund Park Operations budget, and/or Community Facilities District/Landscape & Lighting District budgets.

CC #: 0707

File #: 0704

CONTACT: Eric Dexter 916-746-1769 edexter@roseville.ca.us

6.3. Vehicle and Equipment Purchases

Memo from Fleet Manager Brian Craighead and Public Works Director Jason Shykowski recommending the City Council approve a purchase order to BWNVT Motors, LLC dba Serramonte Ford for one Ford Explorer utilizing RFQ 10-3254 in the amount of \$29,871; approve a purchase order to Future Ford, Inc. for one Ford

F350 pickup truck utilizing RFQ 10-3256 in the amount of \$32,836; approve a purchase order to Pacific Material Handling Solutions, Inc. for one Hyundai 35LN-9A forklift utilizing RFQ 10-3258 in the amount of \$35,536. Funding for these vehicles is included in the FY2019-20 Auto Replacement budget.

CC #: 0698

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

6.4. Self-Contained Breathing Apparatus Equipment - Purchase Orders

Memo from Assistant Fire Chief Brian Diemer and Fire Chief Rick Bartee recommending the City Council approve two purchase orders totaling \$790,209.32 with Municipal Emergency Services, Inc. for self-contained breathing apparatus equipment based on two competitively bid contracts. Funds are budgeted in the General Equipment Replacement fund for this purchase.

CC #: 0711

File #: 0203-12

CONTACT: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

Resolutions

6.5. Sierra Vista - Federico/ West Park Ph 1 Earl Rush Drive (Formerly known as Federico Drive) - Notice Of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-103 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA FEDERICO/WESTPARK PH 1 EARL RUSH DRIVE (FORMERLY KNOWN AS FEDERICO DR) PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0699

File #: 0400-04-12-1

CONTACT: Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

6.6. Sierra Vista - Federico/Westpark Phase 1 Summerfaire Dr. - Notice Of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-104 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA FEDERICO/WESTPARK PH 1 SUMMERFAIRE DR PROJECT, APPROVING THE "NOTICE OF

COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact on the City's General Fund. Construction costs were paid by the developer.

CC #: 0700

File #: 0400-04-12-1

CONTACT: Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

6.7. Sierra Vista - Federico/Westpark Ph 1 Westbrook Blvd and Earl Rush Drive (Formerly known as Federico Drive) - Notice of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-114 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA FEDERICO/WESTPARK PH 1 WESTBROOK BLVD & EARL RUSH DR (FORMERLY KNOWN AS FEDERICO DR) PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0708

File #: 0400-04-12-1

CONTACT: Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

6.8. Sierra Vista Village JM-02B - Phase 2 Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-099 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JOHN MOURIER CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Sierra Vista Village JM-02B - Phase 2 final map. Staff has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 95 residential lots and 1 landscape lot. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0690

File #: 0400-04-12-1

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

6.9. Sierra Vista Village JM-03B - Phase 2 Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-100 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JOHN MOURIER CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Sierra Vista Village JM-03B - Phase 2 final map. Staff has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 44 residential lots, 1 private street lot and 1 open space lot. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0691

File #: 0400-04-12-1

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

6.10. Sierra Vista Village JM-20B - Phase 2 Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-101 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JOHN MOURIER CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Sierra Vista Village JM-20B - Phase 2 final map. Staff has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 75 residential lots and 1 large lot for future development. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0692

File #: 0400-04-12-1

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

6.11. Youth Sports Coalition - Administrative Standards Update

Memo from City Clerk Technician Helen Dreyer and City Clerk Sonia Orozco recommending the City Council adopt RESOLUTION NO. 20-106 APPROVING AMENDMENTS TO THE CITY COUNCIL/BOARDS AND COMMISSIONS ADMINISTRATIVE STANDARDS REGARDING THE YOUTH SPORTS COALITION. Staff requests approval of an amendment to the Supplemental Meeting Procedures in the City of Roseville City Council/Boards & Commissions Administrative Standards applicable to the Youth Sports Coalition. There is no fiscal impact associated with this request.

CC #: 0702

File #: 0103

CONTACT: Helen Dreyer 916-774-5356 hdreyer@roseville.ca.us

6.12.The Lazarus Project - Amended and Restated Memorandum of Understanding and Deed of Trust

Memo from Housing Analyst Suzanne Acrell and Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 20-109 APPROVING AN AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING AND AN AMENDED AND RESTATED DEED OF TRUST BETWEEN THE CITY OF ROSEVILLE AND THE LAZARUS PROJECT, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM, ON BEHALF OF THE CITY OF ROSEVILLE. This item is to amend and restate The Lazarus Project's Memorandum of Understanding and Deed of Trust for the property located at 339 Grove Street. This item does not impact the General Fund.

CC #: 0704

File #: 0709-05

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

6.13.United States Postal Service - Lease Amendment Extension

Memo from Economic Development Manager Wayne Wiley and Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 20-115 APROVING A LEASE AMENDMENT EXTENSION, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE UNITED STATES POSTAL SERVICE AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The United States Postal Service's lease agreement for 330 Vernon Street is due to expire on April 30, 2020 and staff requests an amendment to the lease term to allow a 90-day extension (from May 1, 2020 to July 31, 2020). No additional changes to the lease terms are proposed. With the proposed lease extension the City will continue to collect rent based on a rate of \$121,554 per year, prorated at approximately \$10,130 per month. There is no additional fiscal impact associated with this action and adopting the resolution will not impact the General Fund.

CC #: 0709

File #: 1006-01

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

6.14.Local Road Safety Plan - Budget Adjustment

Memo from Senior Engineer Jana Cervantes and Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6210 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a budget adjustment for \$90,000 for the purpose of developing a Local Road Safety Plan for the City, with \$72,000 coming from state grant funding and \$18,000 from the Highway User Tax Fund. No General Fund resources will be used for the project.

CC #: 0696

File #: 0800-04 & 0201-01

CONTACT: Jana Cervantes 916-774-5498 jcervantes@roseville.ca.us

Reports / Requests

6.15. Housing Authority Status Report - Housing Choice Voucher Program

Memo from Housing Analyst Suzanne Acrell and Economic Development Director Laura Matteoli with a quarterly report on the Housing Authority's Housing Choice Voucher Program. This report is for informational purposes only and has no impact on the City's General Fund.

CC #: 0686

File #: 0709-02-01

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

6.16. Amoruso Ranch Phase 1A (Large Lot) Final Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council approve the Amoruso Ranch Phase 1A (large lot) final map. Engineering has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will be creating 4 public right of way lots, 7 public park lots, 21 landscape lots, 16 open space lots, 3 public utility lots, 2 public sewer lift station lots, 1 public fire station lot, 1 public school site lot and 52 large lots for future development. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0693

File #: 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

6.17. Creekview - Phase 1 Large Lot Subdivision Final Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council approve the Creekview Phase 1 Large Lot Subdivision final map. Engineering has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will be creating 19 large lots for future development, 2 public park lots, 2 public open space lots, 1 sanitary sewer lift station lot, 1 public recycling center lot and 1 water treatment/well site lot. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0695

File #: 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

6.18. Parcel F-55 Parcel Map

Memo from Assistant Engineer Kerry Andrews and Development Services

Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-102 AUTHORIZING THE CITY MANAGER TO EXECUTE A PARCEL MAP ON BEHALF OF THE CITY OF ROSEVILLE. Engineering staff has completed its review of the parcel map and found it to be in compliance with the approved tentative map. This map will be creating 2 parcels for future development and 2 open space parcels. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0697

File #: 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Ceremonial Documents

6.19.Proclamation - Big Day of Giving

Proclaim May 7, 2020 as Big Day of Giving and encourage all citizens to support the work of local nonprofit organizations who help the community thrive.

CC #: 0687

File #: 0102-06

CONTACT: M. Bettencourt 916-774-5266 mbettencourt@roseville.ca.us

6.20.Proclamation - Parental Alienation Awareness Day

Proclaim April 25, 2020 as Parental Alienation Awareness Day to raise awareness around the issue of parental alienation.

CC #: 0688

File #: 0102-06

CONTACT: Katina Six 916-774-5267 kmsix@roseville.ca.us

6.21.Proclamation - West Nile Virus and Mosquito and Vector Control Awareness Week

Proclaim April 20 - 24, 2020 as West Nile Virus and Mosquito and Vector Control Awareness Week, increasing public awareness of the threat of diseases, and encouraging preventative action to minimize health threats within Roseville.

CC #: 0689

File #: 0102-06

CONTACT: M. Bettencourt 916-774-5266 mbettencourt@roseville.ca.us

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Clean Water State Revolving Fund Loan Agreements for the Pleasant Grove Wastewater Treatment Plant Expansion Project and Energy Recovery Project

Memo from Senior Engineer Tracie Mueller and Environmental Utilities Director

Richard Plecker recommending the City Council adopt RESOLUTION NO. 20-110 APPROVING AN INSTALLATION SALE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CALIFORNIA STATE WATER RESOURCES CONTROL BOARD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-111 APPROVING AN INSTALLATION SALE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CALIFORNIA STATE WATER RESOURCES CONTROL BOARD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests City Council approval of two Installment Sale Agreements for Clean Water State Revolving Fund (CWSRF) loans from the California State Water Resources Control Board for the Pleasant Grove Wastewater Treatment Plant Expansion Project and Energy Recovery Project. The adoption of the two CWSRF Installment Sale Agreements initiates the financial commitments to repay the loans and repayment will be based on the amount of the loan used. The Debt Service Agreement between the City and SPWA will allow all CWSRF loan repayment costs incurred by the City to be fully reimbursed by the SPWA agency partners; therefore resulting in no direct fiscal impact to the City. The CWSRF interest rate of 1.3 percent is the lowest available financing option evaluated for SPWA to fund these projects. The up to \$4,000,000 loan forgiveness included in the CWSRF agreement for the Energy Recovery Project is a fiscal benefit of approving the Installment Sale Agreement for the Energy Recovery project.

CC #: 0705

File #: 0900-02-02-2

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

Environmental Utilities Director Richard Plecker made the presentation to the City Council.

No public comment received.

Motion by Bruce Houdesheldt, seconded by Krista Bernasconi, to adopt RESOLUTION NO. 20-110 APPROVING AN INSTALLATION SALE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CALIFORNIA STATE WATER RESOURCES CONTROL BOARD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE FOR THE EXPANSION PROJECT; and adopt RESOLUTION NO. 20-111 APPROVING AN INSTALLATION SALE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CALIFORNIA STATE WATER RESOURCES CONTROL BOARD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE FOR THE ENERGY RECOVERY PROJECT. The Motion Passed.

Roll call vote: Ayes: Allard II, Alvord, Bernasconi, Houdesheldt, Roccucci

8. SPECIAL REQUESTS/REPORTS/PRESENTATION

8.1. Financial Update

Memo from Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council receive a financial update.

CC #: 0713

File #: 0201

CONTACT: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Assistant City Manager/Chief Financial Officer Dennis Kauffman made the presentation to the City Council.

Covered topics included:

- Forecasting during fiscal uncertainty
- General Fund budget
- Other funds
- Cash and Investments/Debt
- Budget schedule

Forecasting during fiscal uncertainty:

- Stay-at-home order - how long, how economy will respond
- Sales tax deferral - state deferred sales tax reporting and tax payments which will defer city's sales tax revenue from this year to next year
- Stimulus money - federal allocation of \$417,000 of additional Community Development Block Grant money which staff is evaluating for it's best use, and funding for Roseville Transit through the Federal Transit Administration for funding alternative transportation to help off-set lost transit revenue
- FEMA reimbursement - City has is in the process of applying for reimbursement for emergency equipment and expenses related to the pandemic and we're tracking all expenses related to the pandemic. FEMA and the California Office of Emergency Services are starting to offer information about the reimbursement process but the amount of any reimbursement to the City is unknown at this time
- We're in this together - when it comes to economic and budget forecasting it helps to collaborate with other agencies and a variety of outside experts to validate the assumptions underlying the organization's financial forecast scenarios

General Fund budget:

- Tax revenues FY19/20
 - Sales tax:
 - largest revenue source
 - The Bradley Burns sales tax rate is 1%. The City budgeted \$55.2 million in FY19/20 and prior to pandemic the City was on track to meet or beat budgeted amount
 - Measure B local sales tax is 0.5%. City budgeted \$16 million in FY19/20. Prior to pandemic the City was on track to receive close to \$19 million

- Both amounts of sales tax have been impacted by the pandemic. The extent of the revenue loss won't be known for many months
 - Wayfair tax on internet sales were increasing but are trending downward due to COVID-19
- Property tax:
 - second largest revenue which is based on assessed value of property as of January 1
 - FY19/20 revenue based on January 1, 2019 assessed value
 - \$48.9 million budgeted in FY19/20
 - FY20/21 revenue based on January 1, 2020 assessed value
 - COVID-19 economic downturn may impact assessed value to property on January 1, 2021 which would affect City revenue for FY21/22
- Transient occupancy tax:
 - third largest General Fund tax revenue
 - Six percent tax on room rentals in hotels
 - Tax is on the guest, not the hotel
 - \$3.9 million budgeted in FY19/20
 - Significant reduction expected
- Other departmental revenues
 - Significant revenues
 - Development Services - expects to meet revenue and cost recovery projections
 - Parks, Recreation and Libraries - projecting a significant loss of revenue of approximately \$1.2 million dollars
 - Golf Courses - revenue of losses of \$350,000 to \$500,000 depending on when the golf courses open
- Expenditures
 - Labor costs are largest expense in General Fund because City employees deliver services
 - Most temporary employees were laid off as a result of not work due to facility closures
 - Hiring freeze, with limited exceptions
 - Pause on non-essential initiatives and projects
- Pension Costs
 - Largest employee benefit cost
 - Impact of investment returns
 - Timing of contribution calculations
 - June 30, 2020 market value of investments will impact City contributions in FY22/23
- Reserves
 - Report on amounts in emergency and stabilization accounts
- Budget Update
 - Report on budget formulation - status quo from last year
 - Dates on budget adoption

Public comment via phone:

Erica Crumbly - spoke on need to engage citizens in the budget process.

Item for information only. No official action taken.

9. APPOINTMENTS

9.1. Appointment to Planning Commission - Unscheduled Vacancy

Memo from Deputy City Clerk Katrina Six and City Clerk Sonia Orozco recommending the City Council appoint one (1) individual to the Planning Commission with a term expiring June 30, 2021 from the applications received from: Kimberly Bailey, Joshua Emerson, Tracy Librea, Renee Perez, and John Prior.

CC #: 0694

File #: 0103 & 0103-07-03

CONTACT: Katrina Six 916-774-5267 kmsix@roseville.ca.us

City Clerk Sonia Orozco made the presentation to the City Council.

No public comment received.

Motion by Krista Bernasconi, seconded by Bruce Houdesheldt, to appoint Tracy Librea to the Planning Commission with a term expiring June 30, 2021. The Motion Passed.

Roll call vote: Ayes: Allard II, Alvord, Bernasconi, Houdesheldt, Roccucci

10. PUBLIC HEARING

10.1. West Roseville Specific Plan Parcel F-55 Park Abandonment

Memo from Planning Manager Greg Bitter and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-105 OVERRULING ANY OBJECTIONS AND ORDERING A PORTION OF WEST ROSEVILLE SPECIFIC PLAN PARCEL F-55 TO BE ABANDONED AS A CITY PARK AND SOLD. This item completes the process of abandoning a portion of West Roseville Specific Plan (WRSP) Parcel F-55 as a City park. The park abandonment is a requirement of an executed Purchase and Sale Agreement between the City and West Roseville, LLC that will result in the City receiving ownership of WRSP Parcel W-60a and West Roseville LLC receiving ownership of a portion of WRSP Parcel F-55. There are no direct impacts to the General Fund as a result of this item.

CC #: 0701

File #: 0704 & 1001

CONTACT: Greg Bitter 916-774-5294 gbitter@roseville.co.us

Mayor John B. Allard II opened the Public Hearing.

Development Services Director Mike Isom made the presentation to the City Council.

Planning Manager Greg Bitter continued the presentation to the City Council.

Public Comment submitted via email:

Carol Garcia - Wrote in support of abandonment of F-55 site and in support of alternate site for the regional sports complex.

Mayor John B. Allard II closed the Public Hearing.

Motion by Bruce Houdesheldt, seconded by Krista Bernasconi, to adopt RESOLUTION NO. 20-105 OVERRULING ANY OBJECTIONS AND ORDERING A PORTION OF WEST ROSEVILLE SPECIFIC PLAN PARCEL F-55 TO BE ABANDONED AS A CITY PARK AND SOLD. The Motion Passed.

Roll call vote: Ayes: Allard II, Alvord, Bernasconi, Houdesheldt, Roccucci

10.2. West Roseville Specific Plan Parcels F-55 and W-60a General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement

Memo from Associate Planner Shelby Vockel and Development Services Director Mike Isom recommending the City Council consider the Addendum to the West Roseville Specific Plan Environmental Impact Report (EIR) and the Fiddymont Ranch Amendment 3 Subsequent EIR and adopt RESOLUTION NO. 20-107 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-108 AMENDING THE WEST ROSEVILLE SPECIFIC PLAN; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WEST ROSEVILLE LLC RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations for Parcels F-55 and W-60a in the West Roseville Specific Plan (WRSP) area. These land use changes would facilitate the exchange of a portion of City-owned Parcel F-55 for Parcel F-60a, owned by West Roseville, LLC (Westpark). As proposed, the land use designation for Parcel F-55 will be modified from Parks and Recreation (PR) to Low Density Residential (LDR), High Density Residential (HDR), and Open Space (OS), with a portion remaining as PR; and the zoning designation will be modified from PR to Small Lot Residential/Development Standards (RS/DS), Attached Housing (R3), Open Space (OS), and Parks and Recreation (PR) to accommodate a 99-unit single-

family residential subdivision. The land use designation for Parcel W-60a will be modified from Light Industrial (LI) to PR, and the zoning designation will be modified from Light Industrial/Special Area (M1/SA) to PR to accommodate a regional sports park. The Specific Plan Amendment will increase the number of single-family residential units in the WRSP by 99 units, as well as increase the High Density Residential (HDR) land area by 0.49 acres. A Development Agreement by and between the City of Roseville and West Roseville, LLC relative to the Parcel F-55 property within the WRSP is requested to reflect the land use changes, as well as document vested rights and developer obligations.

CC #: 0703

File #: 0400-03 & 0400-04-09

CONTACT: Shelby Vockel 916-746-1357 svockel@roseville.ca.us

Mayor John B. Allard II opened the Public Hearing.

Development Services Director Mike Isom and Planning Manager Greg Bitter made the presentation to the City Council.

Public Comment submitted via email:

Marcus LoDuca - representing applicant - Wrote in support.

Nick Brooks - Wrote in support.

Bonnie Ragland - Wrote in support.

Mayor John B. Allard II closed the public hearing.

Motion by Scott Alvord, seconded by Pauline Roccucci, to approve the consideration of the Addendum to the West Roseville Specific Plan Environmental Impact Report (EIR) and the Fiddymont Ranch Amendment 3 Subsequent EIR; and adopt RESOLUTION NO. 20-107 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and adopt RESOLUTION 20-108 AMENDING THE WEST ROSEVILLE SPECIFIC PLAN AND LAND USE; and adopt the two findings of fact and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and adopt the five findings of fact and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WEST ROSEVILLE, LLC RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Motion Passed.

Roll call vote: Ayes: Allard II, Alvord, Bernasconi, Houdesheldt, Roccucci

11. COUNCIL REPORTS / PUBLIC COMMENTS

Public Comment received by phone:

Erica Crumbly - inquired on mosquito spraying and possible disinfection potential and volunteering to serve on and board formed for economic recovery.

Placer County Air Pollution Control District - Councilmember Scott Alvord spoke regarding the district.

Greater Sacramento Economic Council - Councilmember Scott Alvord spoke regarding the council.

Mental Health and Isolation - Councilmember Scott Alvord spoke on need to continue to be available to those in isolation and the senior community.

COVID-19 Business Closures - Councilmember Scott Alvord spoke on the economic toll to the Roseville business community.

Placer County Water Agency and Site Reservoir Project - Councilmember Bruce Houdesheldt spoke on activities for both organizations.

Economic Future - Councilmember Bruce Houdesheldt spoke on economic impact and thanked Assistant City Manager/Chief Financial Officer Dennis Kauffman for effort to keep council informed.

Planning Commission Applicants - Councilmember Bruce Houdesheldt spoke on impressive list of applicants.

Congressman McClintock Tele-Meeting - Council Pauline Roccucci reported.

Tech Teams - Councilmember Pauline Roccucci spoke on program that gives at-risk teens the opportunity of observe tech jobs firsthand.

Expressed Thanks - Vice Mayor Krista Bernasconi thanked staff for opportunity to participate in virtual meeting and thanked Mayor John Allard for taking the lead to chair the meeting.

Questions Regarding COVID-19 - Vice Mayor Krista Bernasconi reported that questions on guidelines should be directed to the Placer County Health Department website or the City of Roseville website.

Thanks to Staff - Mayor John Allard thanked staff and City Manager for updates on COVID-19 activities and information.

Happy Easter - Mayor John Allard expressed warm wishes.

12. ADJOURNMENT

Motion by Pauline Roccucci, seconded by Krista Bernasconi, to adjourn the meeting at 8:14 p.m. The Motion Passed.

Roll call vote: Ayes: Allard II, Alvord, Bernasconi, Houdesheldt, Roccucci



COUNCIL COMMUNICATION

CC #: 0773

File #: 0721

Title: Zero Emission Bus Business Plan

Contact: Alison Winter 916-774-5365 awinter@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 6.17.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council accept the Zero-Emission Bus (ZEB) Business Plan.

BACKGROUND

In December of 2018, the California Air Resources Board (CARB) adopted the innovative Clean Transit (ICT) rule. The ICT requires the conversion of public transit buses to zero emission fuel sources beginning in 2026. The ICT also requires small transit agencies to adopt a Zero Emission Bus Roll-out Plan by July of 2023. That same year the City also secured \$3,023,533 in Federal Transit Administration grant funds to purchase five battery-electric commuter buses, with delivery of the buses anticipated in 2022 at a total cost of \$4.2 million.

In April of 2019, the City hired Willdan with support from CALSTART and DHS & Associates to prepare a Zero-Emission Bus (ZEB) Business Plan and provide technical support for ZEB implementation. The purpose of the business plan is to provide a long-range study that guides the transition of the City's transit fleet from diesel fuel to zero emission transit as required by the CARB ICT. The plan identifies vehicular, charger, and power needs, and evaluates the financial implications of using battery electric buses. The results of the study are summarized below:

Vehicular Needs: Battery-electric buses have a range of energy storage capacities (typically expressed as Kilowatt Hours or kWh) that to a great degree determine the range or "mileage" of the bus on a single charge. The range also varies based upon factors such as stops, speeds, seasonal climate variations, and hours of operation. A key element of the study was route modeling used to determine the State of Charge (SOC) projected for each route based on the available battery electric buses (BEB) technology. Results of the study concluded:

- Roseville fixed commuter routes can be reliably served with BEBs without on-route chargers, in part because the timing of commuter routes allows both overnight and midday charging.
- The majority of Roseville fixed local routes cannot reliably be met with current BEB capabilities without on-route chargers. Based on this finding and due to the constraints of on-route charging, the study recommends that we do not begin transitioning fixed local routes to zero emission technology until CARB requires ZEB purchases in 2026. This will give the City a few years to monitor the ever-changing ZEB technologies to determine the best solution for transitioning the local route fleet.

- The CARB ICT does not currently require ZEB conversion for dial-a-ride “cutaway” buses, in part because there are currently few ZEB offerings for cutaway buses. However, we expect that CARB will modify the ICT in the near future to make this a requirement as the industry increases its offerings. We will update the ZEB Business Plan to evaluate the ZEB options for cutaway buses when required by CARB.

Charging Needs: Charging options for BEBs include depot charging and on-route charging. As noted above, commuter buses may rely solely upon depot charging. The study includes recommendations for quantity and type of chargers to minimize life cycle costs. Local buses may require on-route chargers in addition to depot charging. On-route chargers typically have a much greater construction and electricity cost. This factors into the study’s recommendation to not convert local service routes until required by the CARB ICT. We will use the report’s charger recommendations to guide planning for the upcoming purchase and installation of depot chargers for the commuter bus fleet. The report also discusses the potential cost, energy savings, and

increased reliability that could come from installing on-site solar and battery storage. The report

recommends further consideration of these options at a later date.

Power Needs: The plan evaluates the overall power needs that would result from conversion of the transit fleet to BEB technology. The plan also identifies, in consultation with Roseville Electric, the availability of power at the corporation yard. The plan finds that the power supply currently available at the corporation yard is sufficient to transition the transit fleet to BEB technology, however as noted above, several local routes may require on-route charging. The plan recognizes that other segments of the Roseville municipal fleet may also convert to battery-electric technology and that as the City grows, power needs at the corporation yard may grow. Roseville Electric will continue to help the City monitor and plan for the power supply at the corporation yard.

Next Steps: The next steps for the project include:

- Preparation of a conceptual site plan for charging infrastructure (underway).
- Development of technical specifications for buses and charger, including potentially smart charging software to optimize charging schedules and reduce peak electricity demand, to be used in a request for proposals for procurement of the first five (5) BEB buses (underway). It is recommended that the chargers and buses be procured together to ensure compatibility.
- Release the Request for Proposals for buses and chargers and select a vendor.
- Develop plans, specifications and estimates for site improvements to the Corporation Yard.

FISCAL IMPACT

The study recommends a phase-in strategy starting in 2020 and includes a financial analysis supporting an incremental approach. Due to the higher purchase prices of BEBs and the capital costs associated with charging infrastructure, BEBs are anticipated to cost approximately \$10 million more than diesel buses over 20 years. This does not take into consideration grants and other incentives to offset costs that could reduce this amount to \$2-3 million. Potential funding sources are outlined in the study, but it should be noted that funding is subject to availability and may change over time. Roseville has already been awarded grants for five (5) BEB commuter buses that will help off-set the cost difference of purchasing BEBs over diesel buses. We are

also pursuing additional funding for conversion of seven additional commuter buses in FY2025. These and similar grants would lower reliance upon the Local Transportation Fund resources. General Fund resources will not be used for the ZEB conversion.

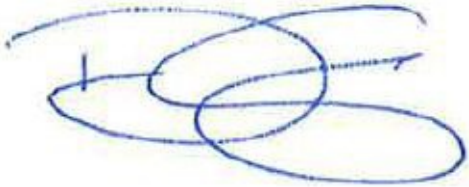
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to feasibility and planning studies for possible future actions which the agency has not approved or funded (CEQA Guidelines §15262). Because the Zero-Emission Business Plan only authorizes feasibility and planning studies it is statutorily exempt from CEQA review. Following completion of these studies the City will refine the project proposal and conduct CEQA review prior to project approval.

Respectfully Submitted,

Alison Winter, Administrative Analyst

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Zero Emission Bus (ZEB) Business Plan

Cover Letter for Zero Emission Bus (ZEB) Business Plan



City of Roseville Zero Emission Bus (ZEB) Business Plan February 2020

Acknowledgements

This report was prepared for the City of Roseville by Willdan Group, Inc. “Willdan” with support from CALSTART, DHS, Roseville Public Works and Roseville Electric.



Engineering and Planning | Energy Efficiency | Sustainability
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Summary of Acronyms

Acronym	Definition	Acronym	Definition
ADA	American with Disabilities Act	LCFS	Low Carbon Fuel Standard
APCD	Air Pollution Control District	LCTOP	Low Carbon Transit Operations Program
APTA	American Public Transportation Association	MW	Megawatt
AQMD	Air Quality Management District	NOx	Nitrogen Oxides
BaU	Business as Usual	OCP	Open Charge Point Protocols
BEB	Battery Electric Bus	OEM	Original Equipment Manufacturer
BMTC	Bus Maintenance Training Committee	OSHA	Occupational Safety and Health Administration
CAA	Clean Air Act	PCTPA	Placer County Transportation Planning Agency
CaaS	Charging as a Service	PG&E	Pacific Gas & Electric
CalSTA	California State Transportation Agency	PLC	Programmable Logic Controller
CARB	California Air Resource Board	PPA	Power Purchase Agreement
CMAQ	Congestion Mitigation and Air Quality Improvement Program	PV	Photovoltaic
CNG	Compressed Natural Gas	RFP	Request for Proposals
CTE	Center for Transportation and the Environment	SCO	State Controller's Office
DAC	Disadvantaged Community	SCRTPC	Southern California Regional Transit Training Consortium
DER	Distributed energy resource	SECAT	Sacramento Emergency Clean Air Transportation Program Guidelines
EBCA	Electric Bus Corridor Analysis	SOC	State of Charge
EUL	Expected Useful Life	TIRCP	Transit and Intercity Rail Capital Program
EV	Electric Vehicle	TOU	Time of Use
EVSE	Electric Vehicle Supply Equipment	UITP	International Association of Public Transport
FLR	Fixed Local Route	VW	Volkswagen
FTA	Federal Transit Administration	ZEB	Zero-Emission Bus
GGRF	Greenhouse Gas Reduction Fund	ZEP	Zero-Emission Propulsion
GHG	Greenhouse Gas	ZEV	Zero-Emission Vehicle
GVWR	Gross Vehicle Weight Rating		
HVAC	Heating Ventilation and Air Conditioning		
HVIP	Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project		
ICE	Internal Combustion Engine		
ICT	Innovative Clean Transit		
kW	Kilowatt		
kWh	Kilowatt-hour		



Executive Summary

The City of Roseville Zero Emission Bus Business Plan (ZEB Plan) is intended to guide Roseville Transit's ("Roseville") fleet transition from diesel fuel to zero emission fuel sources. This study is driven in part by California Air Resources Board (CARB) Innovative Clean Transit (ICT) rule which requires transit agencies to operate a fully zero-emission fleet by 2040; but also, this report is designed to evaluate the financial implications, and potential business case, of using electric buses versus diesel buses which Roseville currently operates. Two zero-emission bus technologies currently meet CARB ICT requirements: battery electric buses (BEBs) and hydrogen fuel cell buses. This report specifically evaluates BEBs because Roseville has currently secured FTA, SECAT, and LCTOP funding for five BEBs and associated chargers. Additionally, a preliminary review of current hydrogen fuel cell buses indicates that they will require significantly higher upfront capital costs for a fueling station and buses as compared to BEBs.

Key Highlights and Recommendations:

-  Existing commuter route service requirements can be reliably met with BEBs available on the market today without on-route chargers. Interlined routes should be charged midday to reliably meet afternoon service requirements.
-  Electrifying fixed local routes (FLR) should be delayed until CARB requires ZEB purchases in 2026, as current BEB capabilities cannot reliably meet the majority of FLR service requirements without on-route chargers. Willdan recommends reevaluating the technology's capabilities when it has developed further.
-  Using BEBs is expected to be more expensive than diesel over 20 years, even after factoring in available incentives. The financial analysis, however, does not incorporate potential benefits and cost savings from installing on-site solar and battery storage.
-  All commuter route BEBs and the three shortest fixed local routes BEBs can be charged exclusively at the depot with four to six plug-in chargers ranging in power from 60KW to 150KW. Based on current technology and existing route layouts, the remaining fixed local routes would require approximately three on-route chargers.
-  The cost difference between the different power levels of chargers is negligible over 20 years, and Roseville should consider using chargers with a power level greater than 100KW to have the most flexible charging capabilities and to future-proof for other medium and heavy-duty electric vehicle charging.
-  Roseville should consider purchasing a smart charging software, either from a charging vendor or 3rd party, to further optimize the charging schedules and peak demand than estimated in this report.
-  This report is a solid foundation for Roseville's eventual CARB Rollout Plan, due by July 1, 2023. While ultimate submittal requirements may change this report includes many key elements required in the legislation.

Willdan ran a 20-year financial analysis for new bus and charger purchases starting in 2020 using the phase-in plan noted above with chargers ranging in power level from 60KW to 150KW to evaluate the financial implications of the different chargers over time. The financial analysis includes a business-as-usual scenario that assumes diesel buses will be exclusively used through 2040 as a reference point, even though it is not compliant with CARB's ICT regulation. Without incentives, BEBs will cost approximately \$10 million more than diesel buses over 20 years. Even after factoring in HVIP rebates and LCFS credits, BEBs will still cost \$2-3 million more than diesel buses over 20 years. This is generally due to the higher purchase prices of BEBs and the capital costs associated with charging infrastructure. Operating and maintenance costs of BEBs are expected to be significantly lower than diesel buses; however, these savings are less than the increase in the upfront capital costs of an electrified transit fleet. Roseville should note that funding availability is subject to change and Roseville may not be able to leverage the funding sources as described in this report. The different power levels of the chargers do not significantly affect the overall BEBs costs, steering our recommendations towards installing the highest power chargers possible to allow long-term flexibility in charging schedules.



Introduction

Roseville Transit “Roseville” operates a 37-bus transit fleet that serves the City of Roseville, California which has a population of approximately 139,110. It is the largest city in Placer County and is located approximately 16 miles northeast of the City of Sacramento. Roseville provides several transit services to its residents included fixed local service, Dial-A-Ride paratransit, a commuter service to downtown Sacramento, and “Game Day Express” to Sacramento Kings Games. Roseville currently operates 11 weekday fixed local service routes, five weekend fixed local service routes, and ten weekday AM and PM commuter runs serving over 330,000 riders per year.

Roseville’s fleet operates out of the Roseville corporation yard located at 2075 Hilltop Circle, Roseville, CA. The corporation yard also houses the current diesel fueling station and other city services including refuse trucks and maintenance vehicles. City employees are responsible for the overall management, marketing, and planning of transit fleet operations, and fleet maintenance. The buses are operated through a private contractor.

With California’s aggressive goals towards reduction in Greenhouse Gas (GHG) emissions and carbon free power, Roseville is looking to support the State’s goals by exploring Zero Emission Bus (ZEB) options for its future rounds of transit vehicle purchases. This, in combination with CARB’s upcoming Innovative Clean Transit Regulations, and other driving forces, caused Roseville to contract with Willdan to conduct a feasibility study of fleet conversion to ZEB technologies, as well as to address the site’s needs to continue to support (fuel and service) future fleets of vehicles.

To date, Roseville has successfully secured \$3.4 million in funding from Buses and Bus Facilities Formula Program 5339(a), FTA Buses and, Bus Facilities Infrastructure Investment Program 5339(b), FTA Urbanized Area Formula Grants 5307, Sacramento Emergency Clean Air Transportation (SECAT) Program, and local transit funds to purchase 4 EV buses. Roseville has secured additional funding through the Low or No Emission Vehicle Program 5339(c) to procure a 5th Battery Electric Bus (BEB) intended to be used to expand existing commuter service. Roseville’s goal is to have the BEBs delivered by early 2022 and brought into revenue service by mid-2022. To ensure that they are thinking holistically in the greater scope of zero emission fleet conversion, Roseville Transit has commissioned Willdan to perform a ZEB Business plan, to evaluate the business case behind transitioning to BEBs.

This report will explain the background of implementing a Battery Electric Bus (BEB) fleet, including relevant regulations, a financial assessment for fleet conversion, assumptions used to model fleet conversion, a high-level infrastructure needs assessment, potential solutions for Roseville to explore further, and potential funding sources for Roseville to explore to reduce the upfront costs of fleet electrification. Willdan briefly considered hydrogen fueled buses, however, hydrogen fueling stations can cost over \$5 million dollars, hydrogen buses are more expensive than BEBs, and hydrogen fuel supplies may be unreliable¹. As a result, this report focuses on the costs and implications of a purely BEB fleet with currently available technology.

Relevant Regulations

California Air Resources Board Innovative Clean Transit Regulation

In December 2018, the California Air Resources Board passed the Innovative Clean Transit Regulation (ICT) requiring transit agencies in California to start phasing in zero-emission buses (vehicles over 14,000 lbs GVWR) in their fleets. The ICT regulation was approved on August 13, 2019 and is effective as of October 1, 2019². Under ICT, all transit agencies must operate a 100% zero-emission fleet by 2040. Currently, ICT defines zero-emission as true zero source emission technologies such as hydrogen fuel cell buses or battery electric buses. The legislation

¹ <https://h2stationmaps.com/costs-and-financing>

² <https://ww3.arb.ca.gov/regact/2018/ict2018/ictfro.pdf>



sets different phase-in requirements depending if a transit agency is defined as a large transit or small transit agency. Roseville does not operate in either the South Coast Air Basin nor San Joaquin Valley Air Basin and operates less than 100 buses in annual maximum service; therefore, Roseville is considered a small transit agency (by CARB standards) and must comply with the following milestones:

- Submit a ZEB Rollout plan to CARB by July 1, 2023.
- Starting January 1, 2026 at least 25% of new bus purchases in each calendar year must be zero-emission.
- Starting January 1, 2029 all new bus purchases must be zero-emission.
- By 2040 all operating buses must be zero-emission.

Per ICT legislation, a “Bus Purchase” means Roseville has identified, committed and incumbered funds and executes one of the following:

- A. A written “Notice to Proceed” executed by a transit agency to a bus manufacturer to begin production of a bus either:
 1. Under a previously-entered purchase contract
 2. To execute a contract option
- B. If no Notice to Proceed is issued, a written purchase agreement between a transit agency and a bus manufacturer that specifies the date when the bus manufacturer is to proceed with the work to manufacture the bus
- C. A signed written lease agreement between a transit agency and a bus manufacturer or sales representatives for a new bus to be placed in revenue service for a contract term of five years or more

Roseville has mentioned potentially maintaining a contingency fleet once the existing fleet is fully electrified. California regulations define an “emergency contingency vehicle” as a revenue vehicle removed from an active bus fleet for local emergencies after the revenue vehicle has reached the end of its normal minimum useful life. According to this definition Roseville may be able to maintain a few retired diesel buses on site for emergency purposes after their FTA 12-year minimum normal useful life. Buses retired before their FTA minimum normal useful life may not be kept as contingency vehicles.



Figure 1. Roseville Dial-A-Ride Bus

Per the CARB ICT legislation at the time of this report, purchases of cutaway, over-the-road, double decker, or articulated buses are subject to the zero-emission bus purchase requirements on or after January 1, 2026, if the cutaway, over-the-road, double-decker, or articulated bus type has a model that has passed the bus testing procedure and obtained an Altoona Testing Report for a given weight class. Roseville operates 11 cutaway buses for its Dial-A-Ride service (see **Figure 1**) which may be subject to CARB ICT’s ZEB purchasing requirements starting January 1, 2026. Some manufacturers have started offering cutaway buses for paratransit or shuttle service; however, there are no Altoona reports for cutaway buses at the time this study was conducted. A high level review of electrifying DAR buses has been included in this report for initial planning estimates.

Data Collection and Assessment

Route Modelling Assumptions and Inputs

Roseville's commuter and fixed local routes were modelled using CALSTART's proprietary Electric Bus Corridor Analysis (EBCA) tool. The tool uses bus specifications and inputs including curb weight, frontal area, fuel economy in commuter and arterial cycles, route path, elevation change, local temperature, average speed and ridership to determine the efficiency (kWh/mi) of an electric bus running that route. **Table 1** and **Table 2** summarize the inputs and assumptions used in CALSTART's model for the commuter routes and fixed local routes.

Table 1 – Summary of Commuter Route Model Inputs and Assumptions

Description	Input/Assumption	Comments
Bus	Representative 440 kWh 40' transit bus	Reference commuter bus ³
Existing Route Path	Current Route Maps, Schedules, Ridership, and Speeds	Provided by Roseville
Alternate Route Path	Expected Path, Schedules, Ridership, and Speeds	Provided by Roseville and estimated from Placer County Transit data
Ambient Temperature	From Weather Underground	
Depot Charging	Yes	
On-route Charging	None	

Table 2 – Summary of Fixed Local Route Model Inputs and Assumptions

Description	Input/Assumption	Comments
Bus	Representative 440 kWh 35' transit bus	Reference FLR bus ⁴
Existing Route Path	Current Route Maps, Ridership, and Speeds	Provided by Roseville
Ambient Temperature	From Weather Underground	
Depot Charging	Yes	For L, R and S routes
On-Route Charging	300 KW Pantograph	For A, B, D, M, and CGFE routes

EBCA Results and Recommendations

Complete EBCA results have been provided in Appendix A. Each individual AM, PM, and interlined commuter route was modelled separately. Similarly, each unique fixed local route (see **Figure 2**) was modelled separately. Two models were completed for each bus running the A and B routes based on their specific operating schedules. The R and S routes were each broken up into two models to account for the different energy usages during the different parts of the day they operate.

Commuter routes utilized a reference 40' transit bus with a 440 kWh battery. While Roseville may end up operating a bus with different specifications, CALSTART determined this representative sample bus would be useful for modelling purposes to understand the efficiency differences between routes. The model utilizes service times, route path, pull in distances, and pull out distance based on information provided by Roseville. Local climate data is referenced from Weather Underground.

³ Representative commuter bus assumes a 440 kWh 40' Proterra Catalyst E2

⁴ Representative FLR bus assumes a 440 kWh 35' Proterra Catalyst E2



The model calculates bus efficiency across different seasons because bus efficiency is affected by the ambient temperature. The seasonal efficiencies are based on the following months:

- Winter: December
- Spring: March
- Summer: June
- Fall: September

The model does not account for potential battery degradation over time. Battery electric buses are relatively new; therefore, there is not reliable industry data available regarding the potential degradation over time. General guidance from battery manufacturer recommendations indicate that battery state of charge (SOC) should not fall below 20%. We apply an additional 10% buffer as a margin of safety to help ensure that the buses will continue to provide reliable service throughout their 12-year service life. As a result, our final recommendations and the EBCA model results are calibrated to show when the minimum state of charge (SOC) falls below 30%. It is recommended that Roseville request performance guarantees limiting battery degradation to a maximum of 20% over the useful life of the bus. This level of performance guarantee, combined with the recommendations to keep operating SOC above 30%, is expected to allow the buses to provide reliable service throughout their useful life even while not modeling battery degradation.



Figure 2. Sample Route Map used in EBCA

Roseville is considering expanding future commuter route service. The first expansion with the purchase of the 5th bus will be an additional AM/PM route. Roseville is also considering expanding service to include a midday reverse commuter route. Because both routes are still in development and since service stops and times are not established, they cannot be precisely modelled. The additional AM/PM route is assumed to have similar operating times and route lengths as the existing commuter routes. As a result, energy consumption of the additional AM/PM route can be reasonably approximated from the other commuter route models and conservative estimates have been included in this analysis. A midday reverse commuter route may have similar route lengths as existing commuter routes but the operating times, and resulting ambient temperature, are not representative of the existing commuter routes. Ambient temperature and the expected load on the bus's HVAC system to maintain targeted internal temperatures significantly impact battery performance and resulting energy use; therefore, the AM/PM route energy consumption would not be representative of a midday reverse commuter route. It is also not clear yet how the fleet size and charging schedules may be impacted by adding this route. There may be different charging implications if an additional bus is purchased to serve this route versus using an AM commuter bus to run a midday reverse commuter route. For these reasons, the midday reverse commuter route would require a separate analysis and has been excluded from this report.

Commuter Routes

Commuter routes can be reliably operated with battery electric buses currently available on the market. For analytical and route electrification cost purposes we took the individual commuter route EBCA results and paired specific AM and PM routes together to determine if a bus can operate an AM and PM in the same day. The energy usages and final SOC for operating the paired commuter routes are summarized in **Table 3**. As a worst-case scenario, we assumed that the 2PM and 9PM routes would always be interlined. We have determined that a 40' transit bus with approximately 440 kWh battery capacity that can travel a minimum of 150 miles on Roseville's commuter routes with some remaining SOC, can meet Roseville's current commuter route service requirements. This can be accomplished with depot-based charging alone. Buses that run an interlined route would fall below the recommended 30% SOC and therefore we recommend that they recharge during the middle of the day before they are deployed for PM commuter route service. There are at least 6 hours of available charge time between AM and PM service; therefore, even with a 60KW charger, a bus can recharge up to 300 kWh during the day, accounting for average charge rates. This is expected to fully recharge any AM commuter bus.

Buses that run an interlined route would fall below the recommended 30% SOC and therefore we recommend that they recharge during the middle of the day before they are deployed for PM commuter route service.



The same operational conditions would apply to any commuter bus that is designated for a weekday Game-Day Express service. Weekday Sacramento Kings games occur during the evenings and it is effectively interlined after a single PM commuter route. While this specific route has not been modelled, other PM routes can serve as a useful, conservative proxy for the energy consumption since the game day bus runs a similar, but shorter route and stays in Sacramento until the game is over. Based on the recommended bus capacity and estimated energy consumption, any bus that is designated to provide Game-Day service (see **Figure 3**) should be recharged midday so it can complete both a non-interlined PM route and Game-Day route.

Table 3 – Summary of Commuter Route EBCA Results (40' 440 kWh)

Commuter Route Combination		Seasonal Total Daily Energy Usage (kWh/day)					Lowest Final SOC
AM	PM	Winter	Spring	Fall	Summer	Annual Average	
Interline 1 and 7	1	319.70	285.84	304.73	307.28	304.39	27.34%
Interline 2 and 10	7	362.30	315.10	347.68	347.29	343.09	17.66%
3	Interline 3 and 10	357.42	351.44	386.96	396.79	373.15	9.82%
4	4	225.21	215.83	235.74	240.29	229.27	45.39%
5	5	231.35	217.84	234.62	237.68	230.37	45.98%
6	6	214.39	201.66	219.18	222.40	214.41	49.45%
8	8	209.34	194.28	208.04	212.48	206.04	51.71%
9	Interline 2 and 9	328.72	324.80	359.41	368.56	345.37	16.24%

Roseville is considering altering its commuter route to take the I-80 and I-5 freeways into downtown Sacramento instead of the existing path of I-80 and Highway 160. This would avoid traffic coming into Sacramento and get riders to their stops more quickly and reliably than the current routes. While the exact stops have not been finalized and Roseville speed data is not available, CALSTART modelled some of the alternate commuter routes using proxy data from Placer County Transit. The estimated efficiency and energy usage for a sample of the alternate commuter routes are summarized in **Table 4**. The model used the same type of bus used in the existing commuter route models.



Table 4 – Summary of Sample Alternate Commuter Route EBCA Results (40' 440 kWh)

Route	Time	Seasonal Route Energy Usage (kWh)					Lowest Final SOC
		Winter	Spring	Fall	Summer	Annual Average	
2	PM	138.98	155.92	169.70	174.48	159.77	60.35%
3	PM	126.81	137.14	145.79	148.47	139.55	66.26%
4	AM	276.39	248.99	255.08	255.32	258.95	37.18%
10	AM	257.95	237.03	244.43	242.41	245.46	41.38%
Interline 2 and 10	AM	572.50	506.07	525.79	521.78	531.54	-30.11%
Interline 3 and 10	PM	294.68	320.70	348.75	358.60	330.68	18.50%
Interline 2 and 9	PM	287.65	312.44	339.71	348.92	322.18	20.70%

The alternate commuter routes are longer than the existing commuter routes and the buses travel faster on this route. Both factors substantially increase the total energy required for the bus to complete this route. While not all the routes have been modelled, based on the initial results from the interline routes, a 440 kWh battery will not have enough capacity to handle all the possible routes. A 660 kWh battery would likely be required to complete the Interlined 2 and 10 routes, or on-route charging would need to be considered. Midday charging would be recommended between any AM and PM alternate commuter route because of the higher energy requirements to run these longer, harder routes. Overall, this will result in higher capital costs for the larger batteries, higher energy costs, and less flexible charging schedules.

Alternate commuter routes would require a 660 kWh battery, more midday charging, and potentially on-route charging in Sacramento. Operating alternate commuter routes would result in higher capital and operating costs compared to existing commuter routes.



Figure 3 Game Day Express Bus

Fixed Local Routes (FLRs)

The fixed local routes will be significantly more difficult to electrify using off-the-shelf products today without operational changes compared to the commuter routes. While individual service lap lengths are relatively short, the quantity of service laps in a day and lengthy service times result in local route buses requiring more energy than the commuter routes. Since Roseville's existing FLRs use a 35' bus now, these routes were modelled using a reference 35' transit bus with a 440 kWh battery, which is near the maximum available battery capacity on 35' buses currently on the market. **Table 5** shows the total energy required to complete a full day of service including pull in and pull out distance, during each season. The table also shows on average how many complete laps can be completed on a given route before the SOC falls below 30%. This will vary throughout the year as ambient

temperature changes. Only the L, R and S routes can be completed on a single charge. The A2 and B1 laps could complete the full-service requirements but would fall below the recommended 30% SOC. The longest routes: A1, B2, CGFE, D and M would all require on-route charging or other solutions meet service requirements.

Table 5 – Summary of Weekday FLR Seasonal Energy Usages (35' 440 kWh)

Route	Winter Total kWh/day	Spring Total kWh/day	Summer Total kWh/day	Fall Total kWh/day	Annual Average kWh/day	Lowest Final SOC	Daily Service Laps	Average laps completed before 30% SOC
A1	427.65	386.94	459.82	443.61	429.51	-4.50%	16	11
A2	321.51	299.95	353.46	341.99	329.23	19.67%	12	10.5
B1	332.19	310.54	365.89	355.40	341.00	16.84%	13	11.5
B2	405.85	366.51	436.28	420.81	407.36	0.85%	16	11.5
CGFE	511.75	486.62	533.71	532.30	516.10	-21.30%	6	4
D	445.54	415.47	474.47	463.16	449.66	-7.84%	13	8.5
L	264.99	242.21	285.67	278.36	267.80	35.08%	11	11
M	603.37	535.37	613.05	594.56	586.59	-39.33%	16	8
R	145.37	132.08	150.14	145.10	143.17	65.88%	4	4
S	209.48	205.13	232.36	225.54	218.13	47.19%	8	8

Willdan considered an alternate scenario of buying the largest battery capacity bus currently available on the market, a 40' transit bus with a 660 kWh battery, to see if on-route charging could be avoided. Roseville should note that no 35' BEB on the market is available with this level of battery capacity, so a 40' bus must be used. Furthermore, there is only a single manufacturer that currently provides 40' BEB with this level of battery capacity.

Table 6 shows the total energy required to complete the weekday FLR service requirements using a 40' 660 kWh bus. The total energy needs include the pull in and pull out distances to the corporation yard. Even with the larger battery capacity the M and CGFE routes fall below the manufacturer recommended 20% SOC. Routes A1, B2, and D would complete a full day with at least 20% SOC but are at or below 30% SOC. These routes may not reliably meet service requirements as batteries degrade over time.

The FLR routes would still require at least two on-route chargers for routes CGFE and M; therefore, there is little added benefit from pursuing oversized buses and batteries for the FLRs. Total energy needs are higher with this bus because of the added weight with the larger bus and extra battery packs. Another issue is if Roseville pursued 40' buses for the FLRs, they will not fit in their current parking spaces.

Using 660 kWh BEBs, the FLR routes would still require at least two on-route chargers for routes CGFE and M; therefore, there is little added benefit from pursuing oversized buses and batteries for the FLRs.



Table 6 – Summary of Weekday FLR Seasonal Energy Usages (40' 660 kWh)

Route	Winter Total (kWh/day)	Spring Total (kWh/day)	Summer Total (kWh/day)	Fall Total (kWh/day)	Annual Average (kWh/day)	Lowest Final SOC	Daily Service Laps	Average laps completed before 30% SOC
A1	446.03	399.78	479.86	462.34	447.01	27.29%	16	16
A2	335.37	310.59	369.39	357.04	343.10	44.03%	12	12
B1	346.83	321.95	382.85	371.65	355.82	41.99%	13	13
B2	423.74	379.03	455.82	439.10	424.42	30.94%	16	16
CGFE	528.93	530.02	555.83	547.35	540.53	15.78%	6	5.5
D	463.27	428.90	494.53	482.27	467.24	25.07%	13	12.5
L	277.74	251.69	300.23	292.27	280.48	54.51%	11	11
M	626.76	549.85	635.75	615.67	607.01	3.67%	16	12
R	150.02	134.95	154.71	142.39	145.52	76.56%	4	4
S	217.38	212.22	244.75	232.67	226.76	62.92%	8	8



Figure 4. Roseville Fixed Local Route transit bus

Charging Solutions

Assuming that all commuter routes, including the expanded service, and the shortest FLRs are charged exclusively at the depot, there are several iterations of viable depot charging solutions each with their own benefits and drawbacks. The different options with some budgetary cost estimates are presented in **Table 7**. The quantity of chargers needed in each scenario is determined based on the minimum number of chargers and ports needed to fully recharge each bus before its pull out time the next day. The analysis assumes that there are two interlined PM routes each day, for a total of 9 commuter buses and 3 FLR buses to be recharged each night. Each scenario has a minimum of 12 ports; therefore, no late night switching will be required. On days that the 2PM and 9PM commuter routes are not interlined, Roseville may need to perform one late night switch, consider fully recharging between AM and PM service, or consider purchasing an additional charger. Cost estimates for different power chargers are based on recent discussions Willdan has had with various charging vendor OEMs⁵. Typically, as the maximum power rating increases, cost increases. The 125 KW charger does not follow this trend, because

⁵ OEMs Willdan received charger price estimates from ABB, Siemens, and Proterra

currently only one manufacturer produces a 125KW charger and cost estimates are based only on that manufacturer's current prices. Utility costs are estimated using current Roseville Electric rates and schedules.

Table 7 – Full Electric Bus Fleet Depot Charging Solutions

Charging Scenario	Minimum Viable Charger (dual port)	High Power Chargers (three ports each)		
Maximum Charger Power (kW)	60	100	125	150
Charger Unit Costs	\$45,000	\$125,000	\$100,000	\$140,000
Charger Installation Costs*	\$40,000	\$40,000	\$40,000	\$40,000
Depot Chargers Needed	6	5	4	4
Potential Max Demand (kW)	396	550	552	660
Utility Rate	GS-2 (No TOU)	GS-3 (TOU)	GS-3 (TOU)	GS-3 (TOU)
Average time to charge a 440kWh bus from 20%-Full	7 hrs	4 hrs	3.3 hrs	2.75 hrs
Total Charger Cost Estimate	\$450,000	\$775,000	\$520,000	\$680,000
Annual Energy Cost (kWh only)	\$91,905	\$75,779	\$75,779	\$75,779
Annual Demand Charge (KW only)	\$29,272	\$54,494	\$54,692	\$65,393
Charger + Annual Utility Cost	\$571,177	\$905,273	\$650,471	\$821,172

*Installation costs have been inflated to account for infrastructure upgrade costs (trenching, conduit, etc)

While 60KW chargers may be the lowest cost option to charge the bus fleet, they result in the longest time to charge a bus which limits flexibility in the charging schedule and does not provide any buffer against charging delays or interoperability issues. It also may not provide enough power for other heavy-duty vehicles that could be electrified in the future. 150KW chargers, however, charge buses much more quickly allowing for additional flexibility and future-proofing against the power needs of other heavy-duty electric vehicles. They also tend to be less expensive on a per-KW basis and typically can have more available ports than 60KW chargers – providing additional flexibility. Charger manufacturers offer high power chargers with up to 4 ports in some cases.

The drawback of higher power chargers is they can result in higher demand charges and may tip Roseville into Roseville Electric's GS-3 rate schedule. The GS-3 rate schedule is a time of use rate which has higher demand charges than the GS-2 rate. If the charging schedule is not carefully managed the high-power chargers could result in significantly higher energy costs from on-peak rates and demand charges. Using a smart charging software can limit charging to off-peak times and throttle demand appropriately to minimize energy costs while still fully charging the vehicles each day. With the BEB industry still in its infancy, it is difficult to estimate what a smart charging software would cost Roseville as these services have varying business models and are usually customized to each unique situation; though, smart charging vendors plan for a net overall savings to implement a smart charging system. Upon procurement, Roseville should compare any proposed pricing and potential savings to the energy costs we have estimated in this report (Table 11-13) to evaluate the value specific to Roseville. Regardless of the commuter bus charging solution chosen, we suggest Roseville procure one additional charger or consider adding an overhead pantograph, **Figure 5**, fast-charger, (>300kW) in the depot to serve as a backup.



Figure 5. Sample Overhead Pantograph

Overall, the fixed local routes are much more challenging to electrify and charge. No battery electric bus on the market today can currently meet all of Roseville's fixed local routes service requirements. The shortest routes, namely L, R and S can be operated with our reference 35' 440 kWh bus. A1, and B2 could meet service requirements with that level of battery capacity; however, the final SOC would fall below our recommended 30%. The remaining fixed local routes, however, cannot be reliably operated all day on a single charge. Therefore, based on currently available

technology the FLRs will require 2-3 on-route chargers. We then considered a scenario that used oversized buses and batteries to meet service requirements, but that was still not enough to meet all the service needs and would still require 2 on-route chargers. We also considered a scenario that requires purchasing extra FLR buses to avoid on-route charging entirely but the additional capital costs for extra buses is significantly greater than the overall charger savings; therefore, this is not a recommended solution. Willdan's recommended path for electrifying the FLRs is to wait until 2026, when the first FLR retirements are required to be electrified under CARB and reevaluate the available technology then. Even then, it is recommended to only electrify the shortest FLRs in 2026. This strategy can delay Roseville's need to install on-route charging until 2029 when the longer FLRs will start to be electrified. Waiting to install on-route charging gives Roseville Transit more time to discuss specific electric rates with Roseville Electric that may be more suited for a fully electrified transit fleet. On-route charging technology is still relatively new and further developments may make it a more appealing option in the future. Based on some initial field deployments, on-route charging appears to be less reliable than depot charging and provides little to no redundancy when they are out of service; therefore, Willdan recommends waiting to install on-route charging until it is necessary. This will allow Roseville to take advantage of improvements in both charger and BEB technologies. Other types of zero-emission technology such as hydrogen could prove more viable in the future. Roseville should track the market as this technology develops to determine the best time to make these investments.

Willdan's recommended path for electrifying the FLRs is to electrify the shortest FLRs with the 2026 replacements, when the first FLR retirements are required to be electrified under CARB ICT and reevaluate the available technology then. This strategy can delay Roseville's need to install on-route charging until 2029 when the longer FLRs will start to be electrified.



Dial-A-Ride Buses

Given limited commercially viable options and the lack of Altoona reports at the time of this report, Roseville's Dial-A-Ride buses and routes were not modelled as part of this study. A few manufacturers stated battery capacities ranges for cutaway buses include:

- [Motive Shuttle Bus](#) with a 127 kWh battery and range of 90 miles
- [Phoenix Motor Cars](#) Zeus 400 Shuttle bus with a 140kWh battery and range of 150 miles
- [Lightning Systems](#) E-450 Shuttle Bus with a 129 kWh battery and range of 110 miles

As demonstrated with the commuter and FLR route modelling, manufacturer stated capabilities may not be representative of real-world conditions and results. Electric cutaway buses use the same plug type as the electric buses and are expected to be compatible with the electric bus chargers.

According to Roseville, a maximum of 6 of the 11 buses are running routes at any given time, with peak service typically in the middle of the day. Willdan expects that cutaway buses not in service can be charged at the depot outside of peak times when the commuter buses and FLR buses are running their respective routes. As a result, Willdan does not anticipate Roseville will need to build out its electric vehicle charging infrastructure much more than what is needed to meet the commuter and FLR BEB needs. When the time comes to electrify Dial-A-Ride buses, further research would be needed to confirm exact infrastructure and charging needs for the Dial-A-Ride fleet.



Infrastructure Requirements and Recommendations

First Five Commuter Buses and Full Fleet

According to Roseville Electric, the electrical branch circuit serving the corporation yard consists of two 1/0 cables following Hilltop Circle. The system voltage is 12,000V and each cable has a maximum capacity of 120A and 2.5MW. The corporation yard currently has ten transformers ranging in capacity from 150 kVA to 500 kVA, including an unused 300kVA transformer in the southeastern part of the yard. During peak times (4-7PM) the corporation yard currently experiences a peak demand of approximately 800KW and has the capacity to handle an additional 50A and 1MW of load during peak times. Assuming a split of depot and on-route charging as previously mentioned, the peak demand from the commuter and fixed local transit buses at the depot is not expected to exceed 1MW and will occur outside of peak times. Additional load from DAR vehicles have not been modelled; however, based on their typical duty cycles, they can likely be charged at the depot outside of peak times when other transit vehicles are in service. As a result, Willdan does not expect DAR vehicles will substantially increase the peak load we have modelled. Roseville should also consider how conversion of other parts of the City fleet to battery electric could increase peak demand and affect infrastructure requirements at corporation yard. Willdan generated charging schedules for commuter and fixed local route transit buses for each level of depot charger (shown in the financial assessment section of this report) and all of the charging occurs after 7PM when there is adequate capacity at the corporation yard. The time and demand of depot charging can be controlled even more with smart Charging software providing additional mechanisms to ensure minimal impacts to existing infrastructure.

Specific infrastructure requirements for the first five commuter buses will inevitably depend on how vendors respond to the RFP, the type of chargers Roseville procures, and where the chargers will be located. Willdan recommends Roseville pursue the high-power depot chargers, in the 125-150KW range, because they can provide more flexible charging schedules now and can future-proof for other types of electric heavy-duty vehicles. Roseville has banked approximately \$400,000 in LCTOP funds to date to be used for BEB chargers. Based on initial price estimates from vendors, this is expected to be enough funding to purchase two high power (150 KW) chargers with three ports each and a new transformer. This configuration will create six charging ports, which is enough for the first five commuter BEBs. Roseville may need to consider additional funding sources to procure an additional backup charger. Willdan suggests that Roseville consider purchasing an additional depot charger. Roseville does not have to purchase all three dispensers at the time the spare charger is procured, as vendors have indicated they can offer additional dispensers as add-ons in the future. Roseville can purchase a backup charger with one, two, or three dispensers depending on the level of flexibility and initial build-out desired by the City. The backup charger can provide additional redundancy and can act as a safeguard if a bus has unexpected delays and cannot fit into the designed charging schedules.



Willdan suggests that Roseville consider purchasing an additional depot charger. This can provide additional redundancy and can act as a safeguard if a bus has unexpected delays and cannot fit into the designed charging schedules.

Roseville Transit has had some initial discussions with Roseville Electric and Engineering discussing site upgrades required at different potential charger locations, discussed further in the implementation section of this report. In all potential charger locations discussed, Roseville Electric will install a new transformer to support the BEB fleet. Roseville Electric estimates that a 1 MW transformer will cost approximately \$50,000 to supply and install, the full cost of which will be passed onto Roseville Transit. A 1 MW transformer would provide more than enough capacity for the depot charging as estimated in the proposed charging scenarios. If battery technology improves enough such that all FLRs could be charged overnight at the depot, the peak demand at the depot could reach a peak of 1.1MW, which may require providing additional capacity. This does not account for additional load from DAR vehicles; however, as noted before DAR vehicles can likely be charged at the depot when other transit buses are running their typical routes. Roseville Transit and Roseville Electric should also consider other potential fleet



electrifications efforts from other departments that share the corporation yard, as that may impact the final infrastructure requirements. Ultimately, Roseville Transit will need to work with Roseville Electric, Engineering and potentially other parties to determine the best solution for charging the buses. This report aims to inform that conversation with the potential charging needs of the Transit fleet. The City will hire a design engineer that will coordinate with Roseville Electric and City staff to develop a charging station design

Future Solar and Battery Storage Systems

The financial assessment in the scope of this report does not consider the potential capital costs and long-term savings of installing distributed energy resources (DERs) such as solar and/or battery energy storage systems on site. To evaluate this, Willdan suggests Roseville Transit conduct a separate DER integration study on how a potential solar and energy storage system can reduce overall energy and demand costs associated with transit fleet charging over time. This study would be most useful after Roseville operates the first five electric buses for at least 12 months to have actual operational data to evaluate. Roseville Electric currently does not allow excess solar generation to be shared between meters or accounts; therefore, a PV and storage system would be most beneficial once there is a significant load from an EV bus fleet to offset. The DER integration study, along with the BEB phase in plan and load growth forecast in this report will help coordinate DER installation timing, allowing Roseville adequate time to conduct the necessary capital improvement planning and also to secure funding for these projects.

There is a developing market for second-life EV batteries that many EV and battery manufacturers are expected to participate in. Retired EV batteries, for light duty and heavy duty vehicles, can still retain up to 80% of their initial capacity, so while they may not have the capacity to reliably meet transportation needs, the batteries are a valuable resource for energy storage. EV and battery manufacturers are actively working to repurpose/recycle the retired batteries and generate secondary revenue streams⁶. Retired bus batteries may be a low-cost option for Roseville to implement future on-site energy storage. As an example, the storage capacity for every three 440 kWh buses retired can exceed 1 MWh, assuming 80% of the original capacity is available. Roseville should engage with their electric bus manufacturer to evaluate using retired or replaced electric bus batteries for on-site energy storage. Once Roseville starts preparing the site for the first five chargers, Roseville should also consider preparing the site for future solar and battery installations and coordinating any electrical infrastructure upgrades or underground conduit needed to support EV charging and/or DERs.

Financial Assessment

Willdan understands that buses are not tied to specific routes and maintenance costs are tracked to individual buses so the cost of operating a particular bus may be more variable than the cost of operating a particular route. However, for the purposes of this business plan we calculated the operating costs of electrification on a route by route basis, as opposed to bus by bus. Our reasoning is that different routes have different energy requirements and therefore different operating costs. In addition, because the first phase of bus purchases is not sufficient to electrify the entire fleet, a route by route analysis may be more valuable to help prioritize which routes the electric buses should service.

Proposed Conversion Schedule

Roseville provided their current fleet replacement schedule and additional input on future EV bus purchases beyond the first five commuter EV purchases. Based on an assessment of available technology and existing operations the following proposed conversion schedule is shown in **Table 8**. This schedule assumes that new buses (diesel and EV) are replaced every 12 years, in line with FTA useful life requirements. Dial-A-Ride buses are assumed to be replaced every 8 years. The proposed conversion schedule prioritizes electrifying the commuter

⁶ <https://www.bloomberg.com/news/features/2018-06-27/where-3-million-electric-vehicle-batteries-will-go-when-they-retire>



routes because our analysis indicates those can be reliably operated with currently available technology. They are also Roseville's highest ridership routes, maximizing the benefits to the community and exposing the greatest number of riders to a zero emissions bus. Roseville should note the following key factors with the proposed conversion schedule:

- The local route buses retired in FY19/20 will be kept as contingency vehicles
- Roseville will be expanding the commuter service with 3 buses between 2020-2-22, one of which will be ZEB
- Willdan recommends delaying electrifying the FLR retirements in FY20/21 until FY 32/33
- In 2026-2028, CARB ICT requires 25% of new bus purchases to be ZEB; however, Roseville prefers to not split the procurement between different types of buses.
- City may elect to repower the diesel FLR buses due for retirement in FY 28/29 based on a review of the available technology. If repowered, they will be replaced with ZEBs in FY 30/31.



Table 8 – Proposed Roseville ZEB Conversion Schedule

Vehicle	Current Year	Type	Mode/Service	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33	FY 33/34	FY 34/35	FY 35/36	FY 36/37	FY 37/38	FY 38/39	FY 39/40
BUS FLEET																								
01-377	2001	Gillig	Local	Spare																				
01-400	2001	Gillig	Local	Spare																				
09-414	2009	Gillig LF	Local																					
09-415	2009	Gillig LF	Local																					
09-416	2009	Gillig LF	Local																					
09-417	2009	Gillig LF	Local																					
09-418	2009	Gillig LF	Local																					
09-419	2009	Gillig LF	Local																					
14-475	2014	Gillig LF	Local																					
14-476	2014	Gillig LF	Local																					
14-477	2014	Gillig LF	Local																					
14-478	2014	Gillig LF	Local																					
17-470	2017	Gillig LF	Local																					
17-471	2017	Gillig LF	Local																					
17-472	2017	Gillig LF	Local																					
17-474	2017	Gillig LF	Local																					
11-460	2011	ARBOC	DAR																					
11-463	2011	ARBOC	DAR																					
11-473	2011	ARBOC	DAR																					
14-444	2014	ARBOC	DAR																					
14-445	2014	ARBOC	DAR																					
14-446	2014	ARBOC	DAR																					
14-447	2014	ARBOC	DAR																					
14-466	2014	ARBOC	DAR																					
14-467	2014	ARBOC	DAR																					
14-468	2014	ARBOC	DAR																					
14-469	2014	ARBOC	DAR																					
00-461	2000	Gillig	Commute																					
00-462	2000	Gillig	Commute																					
00-464	2000	Gillig	Commute																					
00-465	2000	Gillig	Commute																					
09-408	2009	Gillig LF	Commute																					
09-409	2009	Gillig LF	Commute																					
09-410	2009	Gillig LF	Commute																					
09-411	2009	Gillig LF	Commute																					
09-412	2009	Gillig LF	Commute																					
09-497	2009	Gillig LF	Commute																					
09-498	2009	Gillig LF	Commute																					
EXPANSION			Commute																					
EXPANSION			Commute																					
EXPANSION			Commute																					
Total				-	15	1	15	-	-	4	3	-	4	-	8	-	12	1	10	-	-	4	8	-

*Based on a review of the available technology the City may repower the buses. If so, they will be converted to ZEB in 2030

**Assuming Altoona reports are issued before 2026.



Because of the uncertainty surrounding viability of a BEB solution for FLRs, the proposed replacement schedule also delays purchasing electric buses until 2026. This will allow zero-emission technology more time to mature, ideally leaving Roseville with more options that can meet Roseville's FLRs needs without on-route charging. Per ICT requirements, only one of the four bus purchases in 2026 must be ZEB; however, Roseville has indicated they intend to procure all ZEBs at this time. If on-route charging will still be required in 2026, Roseville can operate the first round of BEB FLR buses on the shortest routes. Roseville would then have approximately three more years to determine exactly where on-route chargers could be placed, the associated timelines to get the sites ready, and adjust route schedules to allow buses to charge at certain stops.

Recommended Solution Cost Analysis

Willdan's financial analysis is designed to be conservative, using data points, pricing information and assumptions from technology available today. Our aim was to create a "do-no-worse-than" analysis which would improve with time as BEBs are expected to become more efficient and decrease in cost as the market matures. **Table 9** summarizes the key assumptions and inputs used in the financial assessment. These inputs are further explained and justified in the following sections.

- Twelve 40' commuter buses, with at least 440 kWh capacity
- Fourteen 35' fixed local route buses, with at least 440 kWh capacity
- Three on-route chargers
- High power depot chargers (Cost analysis considers the different depot charger from 60KW to 150KW to show the financial implications of higher power chargers)
- Dial-A-Ride buses and any additional chargers they may require are not included in the financial analysis

Table 9 – Financial Assumptions

Description	Cost/Assumption	Comments
40' Electric Commuter Bus	\$850,000	Assume no change over time
35' Electric Fixed Local bus	\$750,000	Assume no change over time
Diesel Bus	\$500,000	Assume no change over time
Bus EUL	12 years	FTA requirements
Charger EUL	20+ years	Per charger OEMs, entire replacement not likely over 20 years, potential component replacements
60 KW Charger	\$85,000	With 2 ports, includes installation, excludes any site upgrades
100KW Charger	\$165,000	With 3 ports, includes installation, excludes any site upgrades
125 KW Charger	\$140,000	With 3 ports, includes installation, excludes any site upgrades
150KW Charger	\$180,000	With 3 ports, includes installation, excludes any site upgrades
300KW Pantograph Charger	\$565,000	Includes installation and cost of new transformer (\$75,000)
New Transformer	\$75,000	For on-route chargers and corporation yard upgrades
Electricity Rate Schedules	GS-2, GS-3	GS-3 for any scenario with >500 KW peak demand
Annual Utility Escalation Rate	3%	
Charging Schedules on GS-2	Starts after 7:30PM	Sets charging after 4-7PM peak demand period at the corporation yard



Description	Cost/Assumption	Comments
Charging Schedules on GS-3	Start after 10PM	To take advantage of off-peak rates
Average Effective Charge Rate	85% of maximum rating	To estimate average depot charge times
Charger Efficiency Loss	10%	To estimate peak demand and utility costs
EV Maintenance costs	Half of diesel	Rough estimate of expected savings

Bus and Charger Costs

Willdan contacted BEB and charger manufactures to estimate current equipment and installation costs and compiled this information to determine conservative estimates Roseville can expect when they procure the first round of buses and chargers. Actual prices will vary based on the manufacturer and the options (pantograph compatibility, charge management software, etc.) selected. EV buses and associated equipment have decreased in price over time and are expected to fall over the next 20 years; however, to keep the financial analysis conservative bus and charger costs are held constant over time.

At the direction of Roseville and based on the existing fleet sizes and accounting for planned expansion of commuter services the cost analysis assumes a final fleet size consisting of twelve 40' BEBs with 440 kWh (or comparable) battery capacity for the commuter routes and fourteen 35' BEBs with 440 kWh (or comparable) battery capacity for the fixed local routes. The proposed charging scenarios use the following sets of depot chargers which are the minimum number needed to meet expected charging needs. The following combinations can meet the charging requirements for all the commuter routes, including the expanded service, and local routes R, S, and L.

- Six 60KW chargers with two port each
- Five 100 KW chargers with three Ports each
- Four 125 KW chargers with three ports each
- Four 150 KW chargers with three ports each

The cost analysis does not account for any extra backup depot chargers Roseville may purchase and it also assumes the chargers have a 20 year life expectancy so they will not require replacement within the analysis horizon. Based on Willdan's discussion with various charger OEMs, chargers may require some preventative maintenance and component replacement such as motors and fans throughout their useful life.

The following routes will require on-route charging: A, B, CGFE, D and M. Assessing existing routes and their intraline transfer points, initial analysis indicates that Roseville will need 2-3 on-route chargers to provide reliable service using BEBs on their FLRs. For cost analysis purposes, and at the direction of Roseville, Willdan selected three sites, the Sierra Gardens Transfer Point, the Civic Center Transfer Point, and the Galleria Transfer Point.

Charging Schedules and Load Profile

Willdan determined Roseville's final weekday charging schedules and load profiles at the depot for a fully electrified bus fleet for each charger scenario. In all cases, every commuter route and FLRs R, S, and L are assumed to be charged at the depot. The remaining FLRs are assumed to be charged entirely from the on-route chargers. The EBCA results show how long stops would need to be to maintain a final SOC of at least 80% throughout the day. To replenish any daily net decrease in battery SOC to be ready for the next day's operations, operators would extend either the last stop at the end of the day or the first stop early the next morning; therefore, in this scenario, there is no expected load at the depot from BEBs running the longer fixed local routes. We assume weekend FLRs follow the same charging strategy as during the week. Only Route L would charge in the depot on Saturdays and the remaining FLRs would charge on-route on Saturdays.



Weekday depot charging schedules were developed using the highest energy consumption throughout the year for each route to develop a worst-case scenario and the longest charging times. Actual charging times will vary throughout the year consistent with the varying energy requirements. Roseville should note that the bus battery management systems ultimately determine the amount of power the batteries receive at any given time and overall charging time. Bus battery management systems typically accept a depot charger's maximum rated power when SOC is low and reduce the load as the SOC gets closer to 100%. This phenomenon is known as a charging curve, illustrated in **Figure 6**. Willdan estimated charging times for each route based on the input power of the charger and an estimated charging curve. Based on discussions with bus manufactures we estimated the total charging time by assuming the average power deliver to the battery during the charge cycle is 85% of the charger's maximum rated power. This accounts for the full power of the charger in the beginning of the charge cycle and the reduced power as the battery approach a full charge. For example, with a 100KW charger, we estimated charging times assuming the battery receives an average 85KW per hour. **Figures 7-10** demonstrate the charging schedules using the different charger scenarios.

For each charging scenario, routes are assigned specific chargers based on their expected charging times to maximize the available time for scheduled maintenance and ensure that each bus will be fully charged before its pullout time the next day. In general, interlined routes should be paired with non-interlined routes on the same charger to ensure there is adequate time to fully charge each bus. We assume that the 2PM and 9PM commuter routes are interlined every day, therefore, there are twelve buses that require charging each weekday.

As shown in the 60 KW charger scenario (**Figure 7**) each interlined route is paired with a non-interlined route. The expanded commuter route is assigned to fixed local route R, which has the fastest charging time. The interlined AM commuter routes require most of the midday break to fully recharge. The non-interlined routes typically require the longest charge times at night because they were not charged midday.

As shown in the 100 KW charger scenario (**Figure 8**), two of the five chargers are assigned three routes, while the remaining chargers are only assigned two routes. In this particular scenario, given the expected charge rate and energy consumption of the buses, four 100 KW chargers cannot fully charge three buses overnight and a fifth charger is required. Two of the interlined routes are each paired with two other non-interlined routes on a single charger. The remaining two interlined routes are paired with only one other non-interlined route or a fixed local route on a charger. The remaining two FLRs are paired to a single charger. There can be multiple configurations, but two interlined routes cannot be paired on a single charger.

As shown in the 125 KW and 150 KW charger scenarios (**Figure 9 and Figure 10**) there are three buses assigned to each charger. The first two chargers will have the same configuration as shown in the 100 KW scenario. There is flexibility in the specific configurations. The general condition for these scenarios is that Route L should not be paired with an interlined commuter route. We recommended that in these scenarios all the FLRs be paired on the same charger to help avoid this. Based on the expected charge rate of these chargers, one charger can handle two interlined commuter routes with a third non-interlined commuter route.



With lower power chargers, pairing multiple buses with long duty cycles increases the risk of not fully recharging the batteries before the bus needs to be deployed again. As the power level of the charger increases, there is increased flexibility in assigning buses to chargers.

In addition to the basic charging systems that typically come with depot chargers, Roseville should consider procuring an additional smart charging system. These smart charging systems will also manage the rate at which a battery will charge based on criteria that allow a minimization of the cost of power while maximizing the amount of power provided to a battery. A smart charging system is highly recommended to provide an additional layer of charging options that will take into consideration time of use and demand levels. Willdan suggests that Roseville request vendors (or indicate favorability) to include a smart charging system with the pilot bus and charger



procurement. The software pricing can then be evaluated against the potential savings it can yield to help determine the value of the system to Roseville.

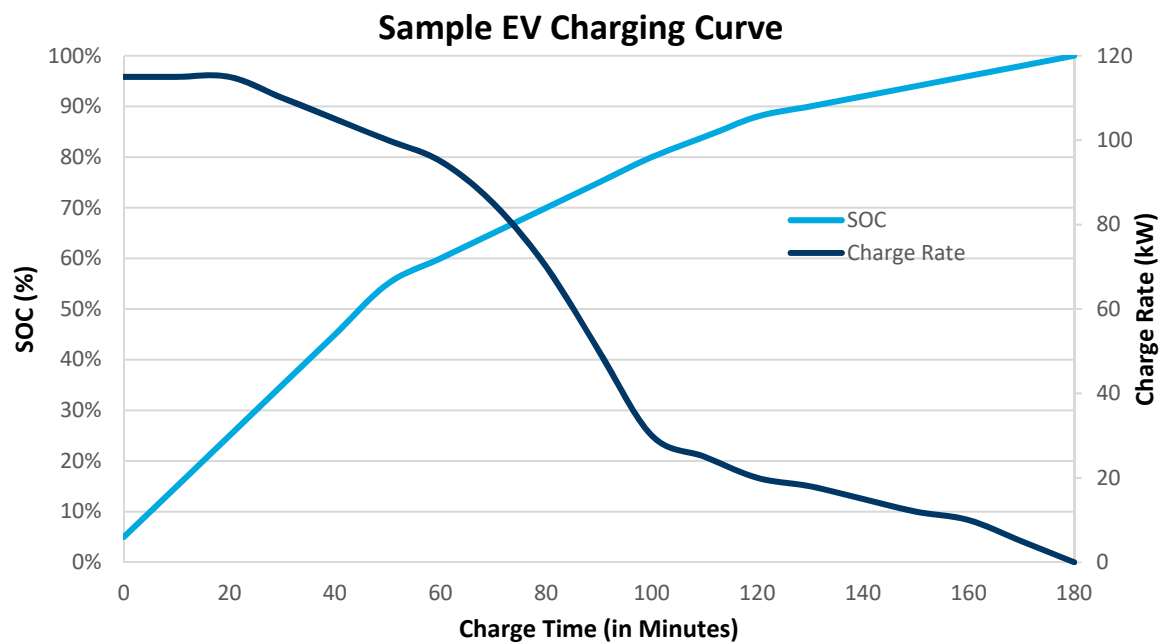


Figure 6. Sample EV Charging Curve





Figure 7. 60 KW Charging Schedule



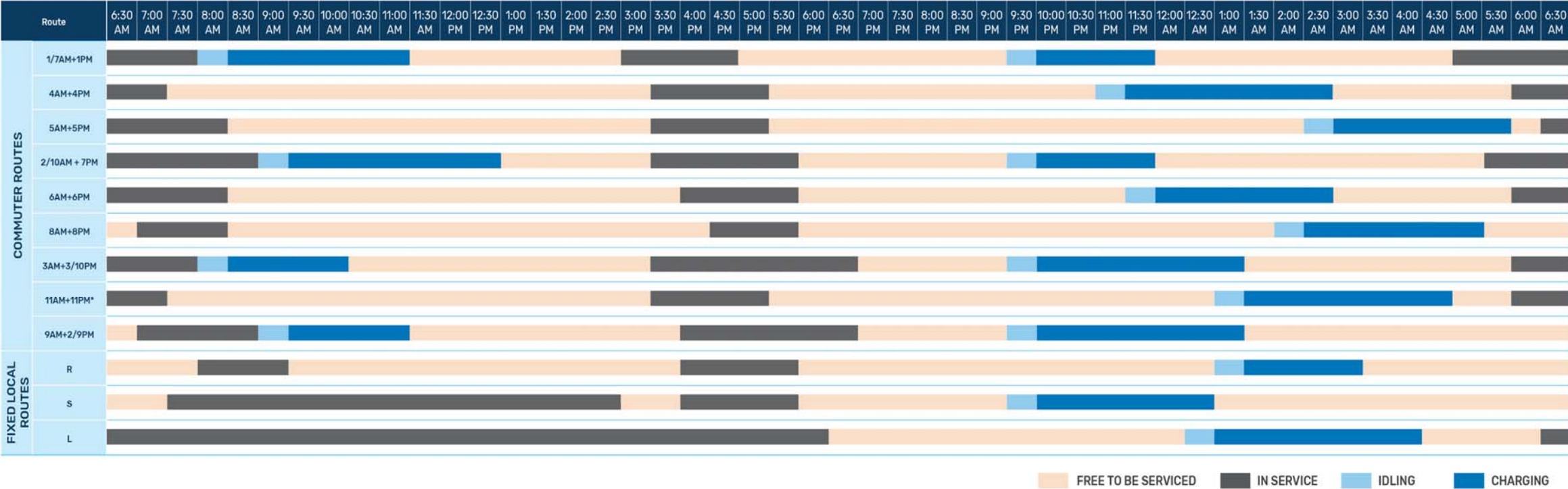


Figure 8. 100KW Charging Schedule



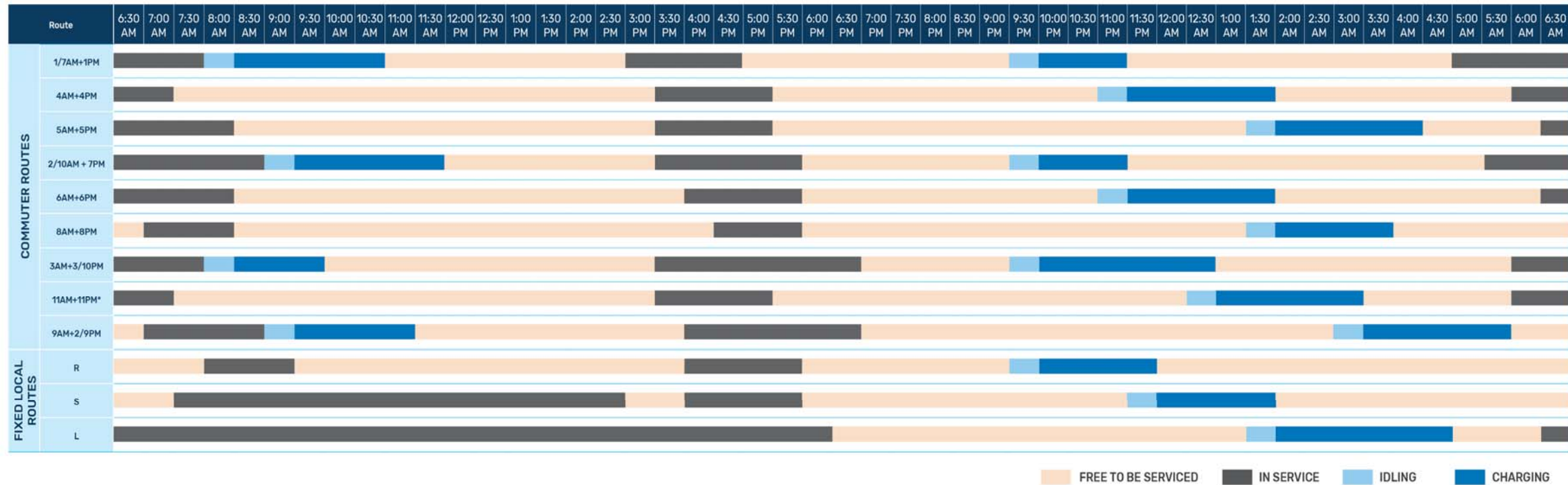


Figure 9. 125 KW Charging Schedule

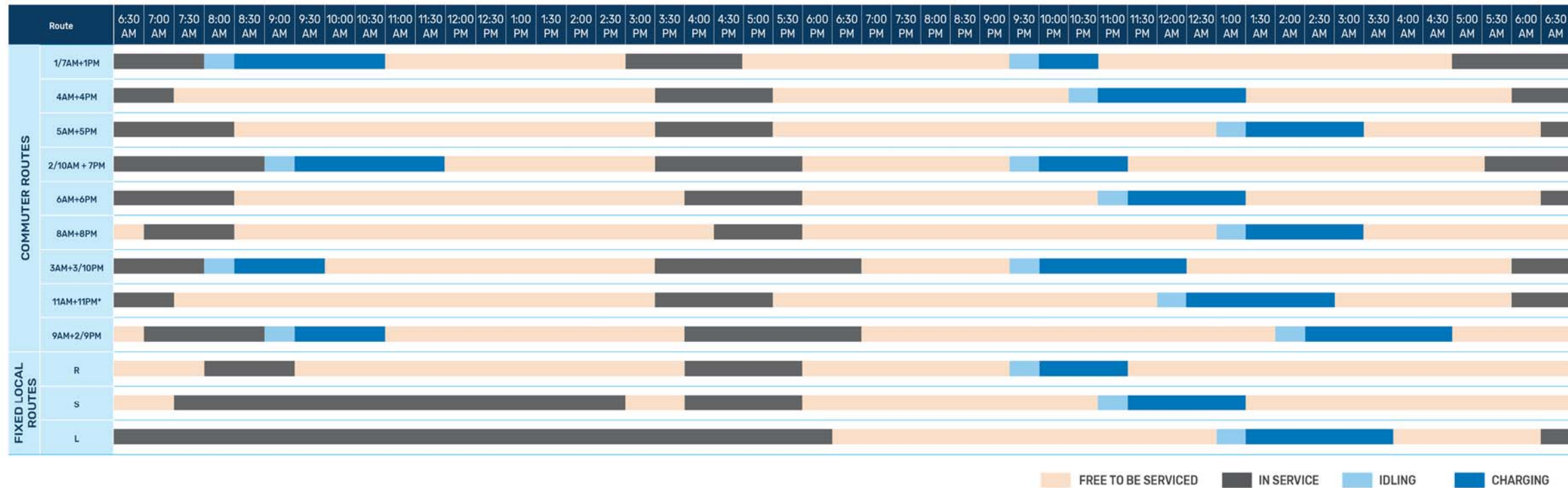


Figure 10. 150 KW Charging Schedule

The charging schedules are then turned into daily load profiles for each charger scenario, see **Figure 11**. The load during each time period is based on the number of buses charging in a given time period and the maximum power of the charger. To keep the load profile and associated demand charges conservative, we do not factor in the charging curve as the bus approaches a full charge. Lastly, to account for power losses that occur between the meter and the bus battery (due to inefficiencies of the charger) the load profile accounts for a 10% charger loss factor. For example, a 60KW charger is assumed to have an actual peak demand of 66KW on the grid.

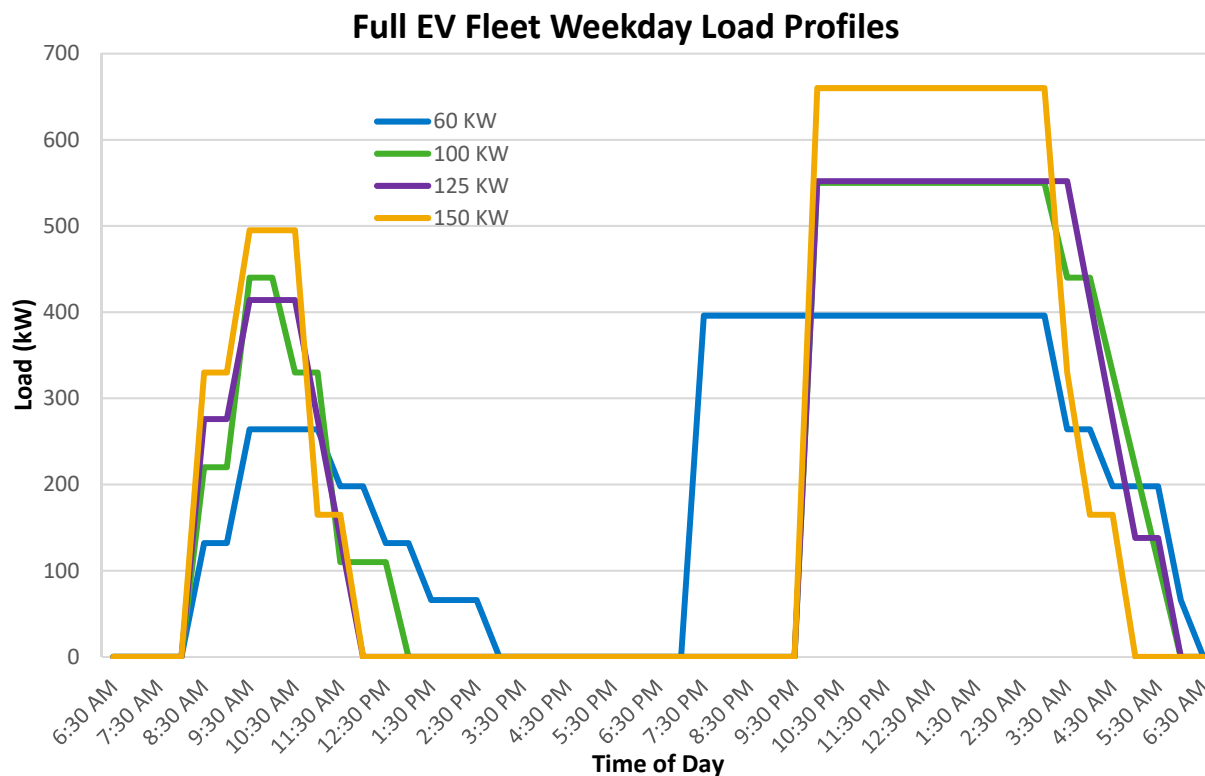


Figure 11 Weekday depot load profiles for EV transit fleet

The 60KW chargers never trigger GS-3 and its associated TOU rate so power costs remain the same during all hours of the day. The benefit of a non-TOU rate, such as GS-2, is that buses can begin charging as soon as they return to the depot and not have to wait until 10PM for off-peak rates, which conveniently aligns with the longer charging times required when using a 60kW charger. Conversely, potential issues may arise if no

regard is given to when buses are charging as electrical branch circuit capacity at the corporation yard is the lowest between 4-7PM. To account for this potential constraint, charging schedules for 60kW chargers were set to begin at 7:30PM, outside of the peak periods the corporation yard currently experiences. All the other charging scenarios using 100kW or greater chargers in the analysis start charging after 10PM to take advantage of the GS-3 off-peak rates. Considering that some buses do not leave the depot until 6:30AM, smart charging could better optimize this schedule to reduce the max demand estimated. As previously mentioned, according to Roseville Electric the corporation yard has about 1MW of capacity during peak times (4-7PM). While we expect the total BEB charging load at the depot to be less than 1MW and occur during outside of peak times, the circuit capacity

Roseville should consider purchasing a smart charging software to minimize peak demand and associated demand charges while still ensuring buses are fully charged for service.



constraint should be considered in conjunction other electrification efforts that may occur at the corporation yard. Roseville Electric has also indicated it will install a new transformer to support the BEB fleet.

Energy Costs and Demand Charges

Energy costs and demand charges are calculated using Roseville Electric's current rate schedules. Based on discussions with Roseville Electric, there are no immediate plans to adjust the 500KW demand threshold between the GS-2 and GS-3 rate schedules. Willdan assumed all the depot chargers will be consolidated under one meter, separate from any existing facility meters (having an isolated meter for all BEB charging is also important for LCFS reporting). Throughout the 20-year timeline, depot charging energy costs use the GS-2 rate until the BEB charging load grows to over 500kW, triggering a switch to GS-3. Each on-route charger for the fixed local routes would be on their own meter and fall under the GS-2 rate because the maximum load is less than 500KW. We assumed electricity rates would increase 3% per year, in-line with the long term trend Willdan has observed from multiple utilities.

As previously mentioned, EV energy costs are calculated by route, not by bus. This approach better portrays the incremental cost Roseville will incur as it expands the EV bus fleet and electrifies more routes over time. The electrification schedule is shown in **Table 10**. The AM and PM commuter routes are grouped together in the same way route energy requirements were determined in **Table 3**.

Table 10 – Route Electrification Schedule

Route Name	Route Type	Year Electrified
1/7AM+1PM	Commuter	2021
2/10AM + 7PM	Commuter	2021
3AM+3/10PM	Commuter	2021
4AM+4PM	Commuter	2023
5AM+5PM	Commuter	2023
6AM+6PM	Commuter	2023
8AM+8PM	Commuter	2023
9AM+2/9PM	Commuter	2021
11AM+11PM (new commuter line)	Commuter	2022
A1	Fixed Local	2029
A2	Fixed Local	2029
B1	Fixed Local	2029
B2	Fixed Local	2029
CGFE	Fixed Local	2033
D	Fixed Local	2033
L	Fixed Local	2026
M	Fixed Local	2033
R	Fixed Local	2026
S	Fixed Local	2026

The schedule for electrifying the commuter routes is flexible because the proposed bus specifications can meet any route needs. This is in alignment with Roseville's stated desire to rotate commuter BEBs throughout all the commuter routes. To be conservative, the analysis first electrified all four interlined routes and the expanded service routes with the first five bus purchases. Energy consumption from the expanded service route is conservatively estimated to be the highest of the existing AM and PM non-interlined routes. The remaining commuter routes can be electrified as additional EV commuter buses are purchased.

The fixed local routes electrification schedule is more intentional given the energy consumption needs of the FLR BEBs and current limitations of BEB technology. For this reason, we propose to electrify the shortest FLRs (R, S,



and L) with the first four FLR BEBs purchases in 2026. This leaves one EV bus available as a backup for these routes. Based on currently available technology L, R and S are the only routes that can be reliably operated with a representative 35' BEB. The EBCA analysis suggests that A2 or B1 could meet service requirements but would fall below 20% SOC during certain times of the year. If Roseville decides to operate one of these routes with the fourth EV bus purchase, it could be charged at the depot, using the charging port set aside for the 4AM/PM route due to be electrified in 2033, but the proposed charging solution, load profile, and cost analysis does not account for this. We then electrified the mid-length routes (A1, A2, B1, B2) with the next four EV purchases in 2029. The first on-route charger would be needed to support these routes. The three remaining FLRs are electrified with the next four EV purchases on 2033. The second and third on-route chargers would be needed to support these routes.

Annual energy costs for each route (exclusive of demand charges) are summarized in **Table 11** and **Table 12**. Depot charging costs shown in **Table 11** are for both rate schedules to account for the different charger scenarios – they are not additive. Energy costs for FLR include applicable weekend energy usages. For the A route, Saturday service is applied to A2 energy costs. For the B route, Saturday service is applied to the B1 energy costs. Game Day Service routes are not included in the cost analysis; however, given the relative infrequency of this service compared to the regular commuter service the incremental cost increase is expected to be minimal. The 20-year cost analysis applies the annual energy cost based on the expected load and rate schedule each year. Annual energy costs are determined from month-by-month energy consumption based on the EBCA seasonal energy usage results and the seasonal rate schedules. Energy costs also account for a 10% charger loss factor. For example, the cost to recharge 200 kWh on a bus is calculated using 220 kWh. We applied the seasonal EBCA energy usages to the following months, which are then applied to the respective winter and summer utility rates.

- Winter: December, January, February
- Spring: March, April, May
- Summer: June, July August
- Fall: September, October, November

Table 11 – Annual Route Energy Costs – Depot Charging

Route Type	Route	GS-2	GS-3
Commuter	1/7AM+1PM	\$9,805	\$8,055
	4AM+4PM	\$7,404	\$5,225
	2/10AM + 7PM	\$11,052	\$9,070
	5AM+5PM	\$7,432	\$5,243
	3AM+3/10PM	\$12,063	\$9,196
	6AM+6PM	\$6,919	\$4,882
	9AM+2/9PM	\$11,167	\$8,497
	8AM+8PM	\$6,646	\$4,688
	11AM+11PM	\$7,744	\$5,463
Fixed Local	Route R	\$4,622	\$3,261
	Route S	\$7,052	\$4,978
	Route L	\$10,226	\$7,221
Annual Total		\$91,905	\$75,779



Table 12 – Annual Route Energy Costs – On-Route Charging

Route	Annual Energy Cost
A1	\$12,855
A2	\$11,445
B1	\$11,764
B2	\$12,193
CGFE	\$15,424
D	\$15,431
M	\$19,783
Annual Total	\$98,894

Demand charges are calculated separately because it is based on the total meter load and not necessarily attributed to a specific bus or route. Demand charges account for a 10% loss factor in the chargers, as previously mentioned. Demand charges throughout the 20-year cost analysis are based on the number of active depot chargers that year. Since demand charges are based on the largest 15-minute load in a given month, it is reasonable to assume that at some point all the active chargers will draw their maximum capacity at the same time without a dedicated charge management software. Using a set of six 60 kW chargers, the peak demand is 396 kW and the depot chargers would stay on the GS-2 rate through 2040, assuming no other light duty vehicle chargers or loads are added to the meter. The higher power depot chargers will fall under the GS-3 rate in 2026, once the load from the FLRs is added. Using a set of five 100kW chargers, the peak demand is 550 kW; using a set of four 125KW chargers, the peak demand is 552 kW; and using a set of four 150KW chargers, the peak demand is 660 kW. **Table 13** summarizes the annual depot and on-route demand charges once the peak demand is reached for each charger scenario. Costs in **Table 13** are based on current (2019) Roseville Electric rates. Demand charges do not account for any extra chargers Roseville may purchase and use during the same hours we have set in the charging schedules. Roseville should consider working with charge management vendors to further optimize the charging schedules and reduce demand charges beyond what we have estimated and potentially keep the peak demand of the higher power chargers below 500 KW and on the GS-2 rate schedule.

Table 13 – Annual Depot and On-Route Peak Demand Charges (2019 Rates)

Charger Scenario	Depot Peak Demand (KW)	Annual Depot Demand Charge (\$)	On-Route Peak Demand (KW)	Annual On-Route Demand Charge (\$)	Total Annual Demand Charges (\$)
60 KW	396	\$29,272	990	\$73,181	\$102,453
100KW	550	\$54,494	990	\$73,181	\$127,675
125KW	552	\$54,692	990	\$73,181	\$127,873
150 KW	660	\$65,393	990	\$73,181	\$138,574

Maintenance Costs

Maintenance costs for electric buses are typically lower than comparable diesel buses, primarily because BEBs do not require oil and filter replacements every 6,000 miles. BEBs also do not contain an engine, so any maintenance costs fixing or replacing engines are eliminated. Typically, Willdan estimates EV maintenance costs by eliminating diesel-specific maintenance costs (fluid changes, diesel particulate filter replacements, engine work, etc.) and assumes the remaining maintenance costs would be the same. Roseville provided maintenance costs as a lump sum per bus, without a specific breakdown of oil changes, diesel particulate filter replacements, gearbox work and other maintenance activities. Without this level of specificity, we assumed that maintenance costs for EV buses would be roughly half that of diesel buses. As a reference, based another EV transit analysis Willdan has completed, we found that maintenance costs of BEB's were expected to be 54% of a CNG bus. Other feedback from actual BEB deployments have found overall significant powertrain maintenance savings. Given BEB technology is still developing, there may be unexpected issues with electric motors or battery management



systems. We recommend Roseville closely evaluate warranties on major BEB and charger components from vendor proposals to minimize the risk of incurring expensive repairs or replacements.

Incentives

The cost analysis accounts for existing and estimated future incentives for EV bus purchases and chargers. More detailed descriptions of available funding sources are included in the funding section of this report.

EV bus purchase costs account for existing rebates available through California's Hybrid and Zero-Emissions Truck and Bus Voucher Incentive Project (HVIP) program. Currently, 40' electric buses are eligible for a \$150,000 rebate and 35' electric buses are eligible for a \$120,000 rebate. EV chargers are currently eligible for a \$30,000 rebate. As EV bus and charger technology improves becomes more accepted in the market over time, we expect this program to decrease and phase out the incentives. We assumed that the HVIP incentive for buses and chargers will decrease by 5% per year and be completely phased out by 2040; though this could vary substantially depending on future funding availability and the status of the technology. As of July 23, 2019, all the FY18-19 funds have been allocated and future requests will be placed on a waitlist. Funding is expected to be renewed in January 2020. Actual future incentive amounts may differ depending on the demand and funding allocated to the program. For example, CARB is considering decreasing the HVIP incentive for buses by 20% and removing the EV charger incentive entirely from the HVIP program in its latest draft FY19-20 budget proposal⁷

Willdan also accounts for potential Low Carbon Fuel Standard (LCFS) credits that may be generated from operating BEBs. Electricity is currently exempted from LCFS, but transit operates can "opt-in" to the program. The program is currently extended up to 2030; however, given California's GHG reduction goals and the state's tendency to favor decarbonization regulations we assume that this program will continue through 2040.

Based on data from other BEB deployments in PG&E territory, transit agencies accrue one credit for every 900 kWh supplied to the buses, as determined from utility bills. Credit prices have fluctuated between \$170-\$200 per credit over the past year and prices have generally trended upward over time. There are several factors, all changing differently over time, that will impact the actual revenue Roseville may receive throughout the duration of the program.

1. Value of a credit over time. Currently prices have trended upward but depending on how easily or quickly fuel supplier come into compliance these trends may change.
2. Energy needed to generate a single credit, which is driven by two main factors
 - a. CA requirements on maximum carbon intensity allowed in fuels, which will be more stringent over time and require more kWh to generate a credit.
 - b. The carbon intensity of the electricity in a given year, which is expected to decline over time and require fewer kWh to generate a credit. This factor may further incentive on-site solar PV if it directly powers the buses, to increase potential LCFS credit generation.

Given the uncertainty of the potential revenue generation we assumed the following throughout the 20-year analysis:

1. Roseville will accrue one LCFS credit every 900 kWh. We assume that the two factors determining the kWh/credit cancel themselves out.
2. We assumed three different average credit prices: \$150, \$175, and \$200.

⁷ <https://ww2.arb.ca.gov/sites/default/files/2019-09/fy1920fundingplan.pdf>



20-Year Cost Analysis

The final cost analysis estimates costs for new bus purchases starting in 2020 for a Business-as-Usual (BaU) scenario and four EV scenarios, one for each different charger scenario. The BaU case assumes that ICT mandate does not exist, and Roseville would continue to purchase and operate only diesel buses through 2040. While Roseville does not have the option to use only diesel buses over the next 20 years, it is included as a reference so Roseville can start budgeting for future expenditures accordingly. The EV scenarios are based on the bus procurement and route electrification schedules previously described and are shown with varying levels of incentives. Costs may change depending on actual procurement schedule, future fleet size, or future route modifications. The differences in the EV scenario costs are due to the different charger purchase costs, different demand charges, and rate schedules from the different charger power levels. Total cumulative costs over time for the EV scenarios are calculated using the inputs and assumptions described in the previous sections. Both the BaU and proposed phase in schedule include at least some diesel bus purchases as shown in **Table 8**. We estimated fuel and maintenance costs for these buses based on the average existing fuel and maintenance costs Roseville provided.

The financial analysis accounts for the costs associated with any newly purchased vehicles (after 2020), whether they are diesel or EV each year. Chargers are purchased at the same time EVs are purchased as needed to support the fleet size at the time. Operation and maintenance costs are cumulative year over year for all the buses purchased starting in 2020. In the BaU scenario, annual fuel and maintenance costs increase each time a new diesel bus is purchased until all existing (Pre 2020) diesel buses have been replaced. This occurs in 2029, when Roseville will have completely turned over its existing fleet. After 2029, the annual fuel and maintenance cost is constant through 2040. In the EV scenarios, annual fuel and maintenance costs are based on the number of EV buses and diesel buses in operation that are purchased after 2020. EV bus purchases that replace previous EV bus purchases do not affect the annual energy and operation costs in that year, less the estimated increase in electricity costs.

Willdan has presented multiple iterations of the cost analysis in order for Roseville to better understand the implications of different charger scenarios and the financial savings of incentive programs. The financial analysis does not account for any direct site upgrade costs, solar PV installation costs, or stationary storage costs. Willdan used a very conservative installation cost per charger, \$40,000. This conservative estimate across all the chargers is reasonably expected to account for site upgrade costs such as a new transformer, trenching, and conduit. **Figure 12** shows the cumulative incremental cost comparison from 2020 to 2040 for operating a diesel fleet versus converting to EV buses for each charger power level, without any incentives. Willdan estimates that Roseville will spend approximately \$41 million in a BaU scenario of only diesel buses over 20 years. Without incentives, purchasing and operating BEBs will cost about \$10 million more over 20 years as compared to continuing purchasing and operating only diesel buses. The type of charger however, does not significantly affect the overall cost analysis for the BEBs. While higher power chargers generally cost more than the lower power chargers, the total cost difference between them is less than \$1 million over 20 years. **Figure 13** shows the same scenario and includes HVIP incentives for both buses and chargers. As previously mentioned, the analysis assumes a 5% decrease in available incentives from current levels for the 40' BEBs, 35' BEBs, and chargers. Actual future incentives may vary depending on future funding and design of this program. Incorporating HVIP incentives decreases the cost of the BEB scenarios by approximately \$2 million over 20 years, by reducing capital costs of buses and chargers. **Figure 14** shows the best case scenario and incorporates HVIP incentives as described and a high LCFS credit value of \$200 per credit. In this set of scenarios, BEBs will cost approximately \$2-3 million more than diesel buses over 20 years. In each of these cases, the power level of the charger only alters the final BEB costs by a maximum of 3% over 20 years. To better understand the impact of HVIP and various LCFS credit values, Willdan conducted a sensitivity analysis on the incentives for just the 150KW charger scenario, see **Figure 15**. Willdan selected the 150KW charger as the base case because we recommend Roseville pursue higher power chargers to have the most flexible charging schedules. The sensitivity analysis shows that LCFS, in all cases we analyzed, significantly reduce the total cost of operating a BEB fleet.



Cumulative Incremental Cost Comparison BaU vs EVs 2020-2040 without Incentives

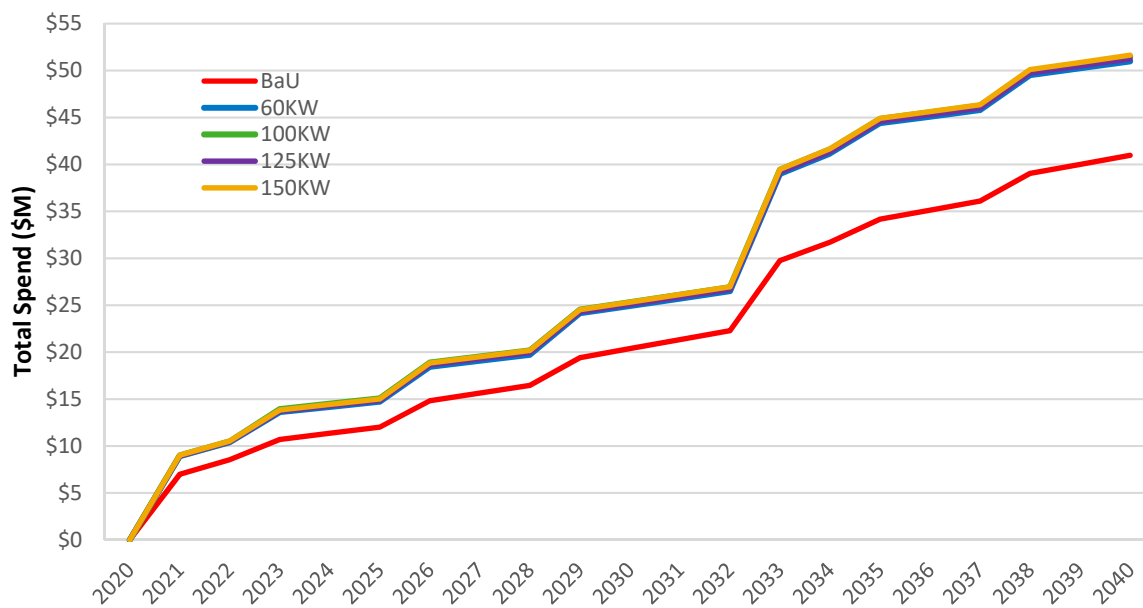


Figure 12. 20-year transit fleet electrification cost analysis without incentives versus BaU

Cumulative Incremental Cost Comparison BaU vs EVs 2020-2040 with HVIP

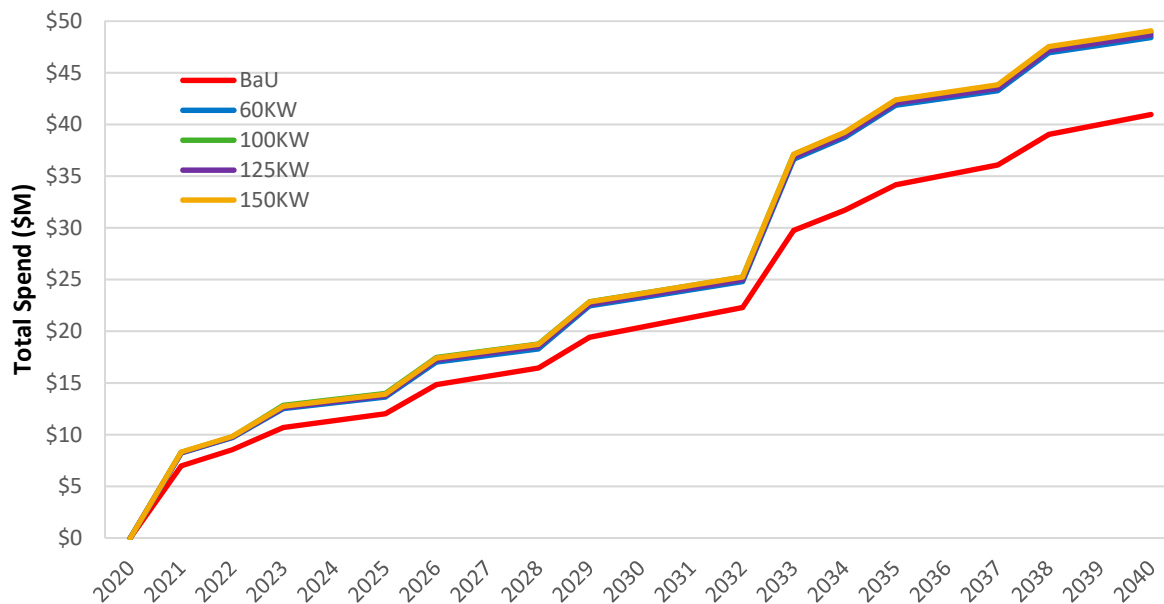


Figure 13 20-year transit fleet electrification cost analysis with HVIP incentives versus BaU



Cumulative Incremental Cost Comparison BaU vs EVs 2020-2040 with HVIP and LCFS (Max)

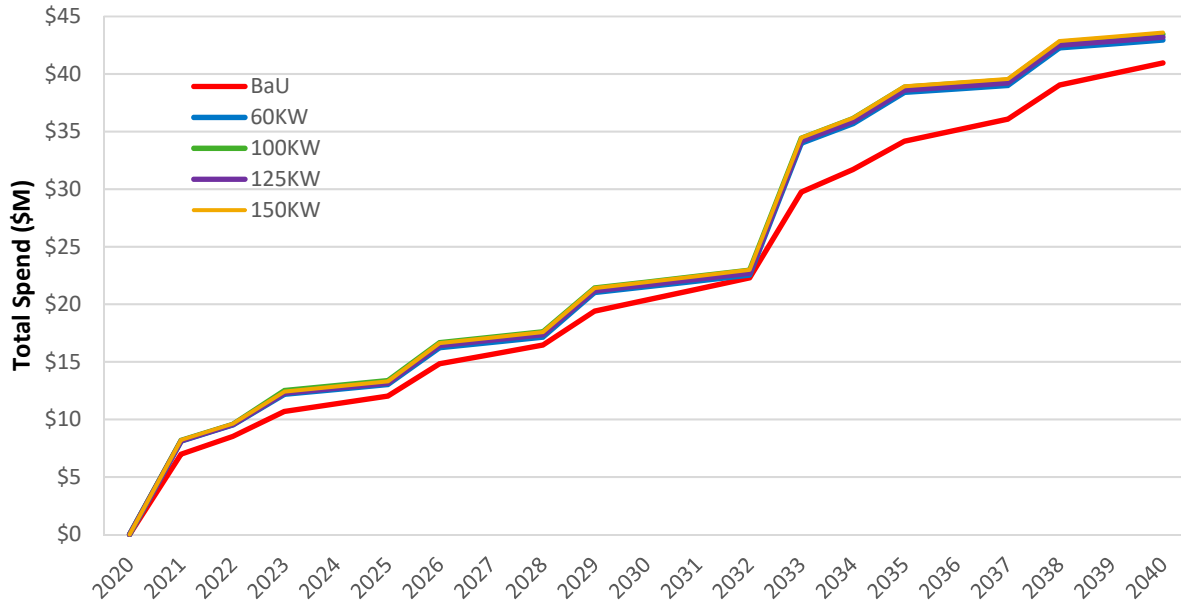


Figure 14 20-year transit fleet electrification cost analysis with HVIP and \$200 per LCFS credit versus BaU

Cumulative Incremental Cost Comparison BaU vs EVs 2020-2040 150KW Incentive Sensitivity Analysis

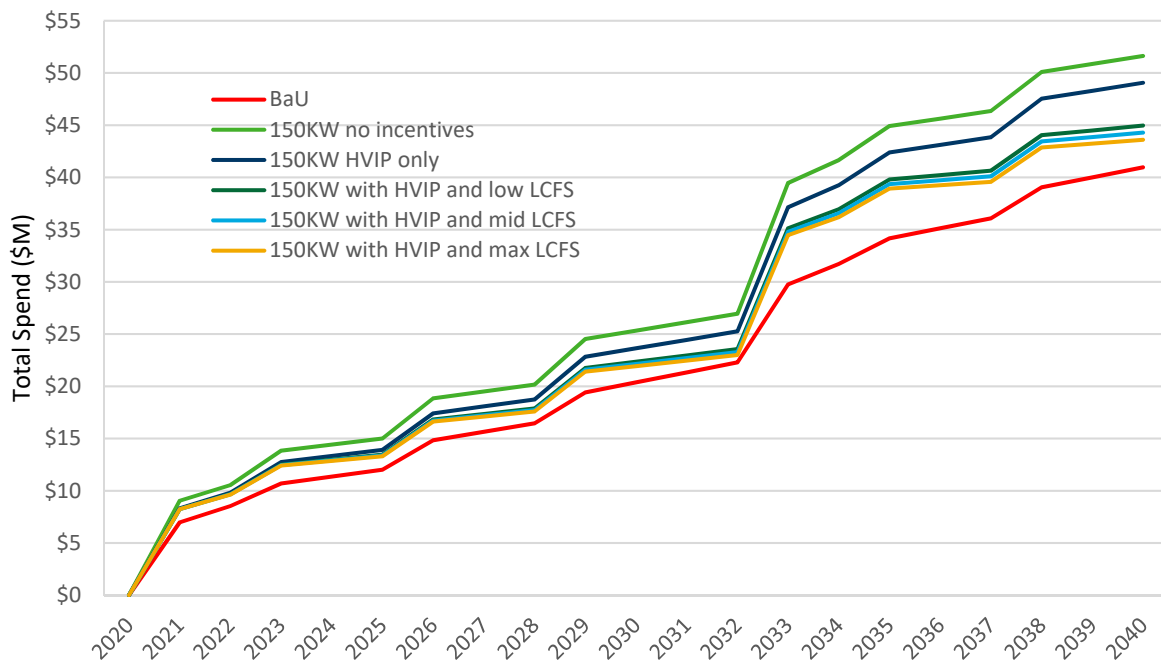


Figure 15 Sensitivity Analysis of different LCFS credit values on 20-year transit fleet electrification cost analysis



Overall, electrifying Roseville's transit fleet is expected to cost more over time than continuing to purchase and operate diesel buses. A summary of the total spend between 2020 and 2040 for the BaU and all the charger scenarios is shown in **Table 14**. As previously mentioned, the variation between the different charger scenarios accounts for less than 3% of the total spend over 20 years. This suggests that the higher power chargers (>100KW) are probably a better long-term investment than 60KW chargers since they will provide greater overall flexibility and potentially charge other heavy-duty electric vehicles without significantly increasing the total costs of fleet procurement and operation. A summary of the key cost factors for the diesel and 150KW charger EV scenario is shown in **Table 15**. The most significant factor for the increased cost of BEB scenarios is the additional capital cost associated with purchasing electric buses and chargers. Together, these two line-items cost nearly \$12 million more than the BaU case over 20 years. Even though overall operating and maintenance costs for electric buses are less overall compared to the diesel buses, the operational savings are not enough to overcome the upfront cost differential. Roseville should note that Willdan used several conservative assumptions in the analysis that, if changed, could alter the results:

- Diesel fuel costs were assumed to be 2019 prices and held constant over time. Fuel prices can be volatile and could increase over time.
- Bus and charger prices were held constant over time. Historical trends show that as new technology develops, prices are expected to decrease.
- Roseville Electric does not currently offer EV specific rates and we assumed they will not develop EV specific rates in the future. If they do, Roseville Transit may see a decrease energy costs and demand charges.
- Costs are projected without the integration of solar PV or battery storage. A thorough analysis about optimal sizing and operation of these systems may reduce energy costs and limit demand charges.

Willdan's financial analysis suggests BEBs will cost more over time as compared to diesel, even with available incentives. However, higher power chargers (>100KW) are not substantially more expensive than 60KW chargers.



Table 14 – Summary of Final Costs through 2040

Scenario	Total Spend Without Incentives (\$M)	Total Spend with HVIP (\$M)	Total Spend with HVIP and low LCFS (\$M)	Total Spend with HVIP and mid LCFS (\$M)	Total Spend with HVIP and max LCFS (\$M)
Diesel (BaU)	\$40.97	\$40.97	\$40.97	\$40.97	\$40.97
60KW Chargers	\$50.98	\$48.41	\$44.32	\$43.64	\$42.95
100KW Chargers	\$51.49	\$48.92	\$44.82	\$44.14	\$43.46
125KW Chargers	\$51.23	\$48.66	\$44.56	\$43.88	\$43.20
150 KW Chargers	\$51.63	\$49.07	\$44.97	\$44.29	\$43.61

Table 15 – Summary of Key Cost Factors, 150KW Scenario

Cost Factor	Diesel	EVs (HVIP and LCFS)	EV Difference
20-year Purchase Price	\$24M	\$32.9M	+\$8.9M
20-year Charger Cost	\$0	\$2.4M	+\$2.4M
20-year Fuel/Energy costs (inc. demand charges)	\$7.3M	\$2.9M	-\$4.4M
20-year Maintenance Costs	\$9.7M	\$6.1M	-\$3.6M



Oversized Buses

We considered a scenario of buying oversized buses for the FLRs, specifically 40' transit BEBs with a 660 kWh battery. It should be noted that only a single manufacturer currently offers a BEB that can accommodate that level of battery capacity, and it is only available for 40' buses, not 35' buses. This would eliminate the need to do on-route charging for the A and B routes, but on-route charging would likely still be required for routes CFGE, M and potentially D. Since there is not a shared stop between the three routes, at least two on-route chargers would still be required. The proposed fleet and charger selection assumes three on-route chargers so Roseville would save \$565,000 on on-route charger costs but spend at least \$1.4 million "over-buying" a fleet of larger buses, not accounting for when the oversized buses are inevitably replaced. Roseville could reduce some of this added cost by purchasing a mix of smaller capacity battery buses to handle just the shorter routes, but this reduces the overall flexibility of the fleet. Lastly, since the 660kWh buses are 40' long, they will not fit in the current FLR bus parking spaces and would need to be moved to another area of the corporation yard. For these reasons, Willdan does not suggest this option.

Expanding Total Fleet Size without On-Route Charging

We also considered a scenario that does not require any on-route charging and service could be met by buying seven additional 35' buses and switching them out midday on the longer FLR routes. This would reduce overall charger costs by about \$1 million after accounting for the additional chargers and infrastructure needed at the depot. However, the additional bus purchases would cost \$5.25 million using today's prices; far greater than the charger savings. This scenario would require additional energy costs to charge a larger set of buses at the depot and requires additional parking spaces for the larger fleet. For these reasons, Willdan does not suggest this option.

For the baseline cost analysis and both alternate scenarios Willdan did not evaluate how potential route modifications may reduce the need for on-route charging. Route planning is beyond the scope of this project and involves many factors beyond capital and operating costs. Roseville could consider adjusting its fixed local routes such that on-route charging is not required, but this would require a holistic review of transit operations to ensure that the community is being adequately served. Roseville should recognize that implementing new technologies can be enhanced when management policies and procedures are changed when necessary to take advantage of the benefits. Conversely, Roseville should recognize how policies and procedures can be changed to avoid a new technology's shortcomings.



Both options of buying 40' 660 kWh buses or extra 35' 440 kWh buses are more expensive than a fleet of 35' 440 kWh buses and three on-route chargers.

Funding

There are several options Roseville can use to help fund the purchase of electric buses. Options include direct funding (grants, rebates, and incentives), project financing (debt or equity), or combinations of both options. Willdan can provide additional information on any of the options outlined below that can be reviewed by Roseville Transit finance staff and outside Municipal Financial Advisors. **Table 16** summarizes different funding sources available for transit electrification.

Table 16 – Summary of Available Funding Sources

Program	Sponsor	Bus Eligible	EVSE Eligible	Annual Funding Amount*	Notes
Bus & Bus Facilities (5339)	USDOT	Yes	Yes	\$366M	For all types of busses. EV portion growing (\$36M to 12 EV awardees out of 107 total awards in 2018). Roseville has already secured this type of funding for the first five bus procurements.



Program	Sponsor	Bus Eligible	EVSE Eligible	Annual Funding Amount*	Notes
Urbanized Area Formula Grant (5307)	USDOT	Yes	Yes	\$5B	Funding determined by population, population density, and transit operations for urbanized areas >200,000. Roseville has already secured this type of funding for the first five bus procurements.
Low-No (5339c)	USDOT	Yes	Yes	\$84M	72% of awardees partnered with bus manufacturer. Lo-No often used to pay for incremental cost of EV over fossil fuel bus.
Low Carbon Transit Operations Program (LCTOP)	Caltrans	Yes	Yes	N/A	LCTOP funding can be banked over multiple (at least 4) years before it must be used on a project which starts within a year of final award. Project can last 2-3 years. Roseville has already secured this type of funding for initial chargers and infrastructure.
Transit and Intercity Rail Capital Program (TIRCP)	CalSTA	Yes	Yes	\$450M	TIRCP funding can be used for large scale deployment of zero emission vehicles and associated infrastructure. Projects can last up to four fiscal years. Applications for FY 2020 funds are due January 16, 2020.
Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP)	CARB, CALSTART	Yes	Yes	\$155M	Vouchers to reduce price of EV buses and EVSE at point of purchase. \$150,000 for 40' bus, \$120,000 for a 35" bus and \$30,000 for EVSE. Currently awaiting new funds. Draft FY 19-20 budget proposes removing EVSE and reducing bus vouchers by 20%. Roseville has already identified this as a funding source in FTA grant applications
Low Carbon Fuel Standard Program (LCFS)	CARB	Yes	Yes	11 Million Metric Tons of credits generated	Creates tradable credits based on carbon intensity of fuels used. They can be banked for future compliance or sold on the market. Credit prices fluctuate on market, currently ~\$180/credit
VW Mitigation Trust	VW, CARB, SJVAPCD	Yes	No	\$130M	Funding is available on a first-come first-serve basis. \$180,000 max incentive per bus. Must replace buses with an engine year 2009 or older. Not combinable with HVIP, Carl Moyer, AB923, or AB617 funds.
Congestion Mitigation and Air Quality (CMAQ) Improvement Program	USDOT	Yes	Yes	\$1.1M	For projects that improve air quality and traffic congestion. Funding amount listed is average annual allocation specifically for City of Roseville.
Sacramento Air Quality Management District SECAT Grant Program	SMAQMD	Yes	No	\$85M	Provides funding for zero-emission vehicles within SACOG. Vehicles cannot be used to generate emission credits in any emissions averaging, banking, or trading program. Roseville has already secured this type of funding for the first five bus procurements.
Carl Moyer Grant Program	CARB	Yes	Yes	\$60M	Provides grant funding for cleaner-than-required engines including zero emission buses and supporting infrastructure. Funding administered by local air districts,

*Based on most recent information available, funding cycles may vary between sources



Grants, Rebates, and Incentives

HVIP

CARB and CALSTART have partnered together to launch the Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP). This voucher program provides discounts to zero-emission bus purchasers at the point of sale. Purchasers do not need to wait for incentive or rebate checks. Only CARB approved vehicles are eligible for the discount. Eligible 40ft buses, potential replacements for Roseville's commuter buses, currently qualify for a \$150,000 incentive. Eligible 35 ft buses, potential replacements for Roseville's fixed local routes, currently qualify for a \$120,000 incentive. HVIP vouchers up to \$30,000 are available for EVSE equipment, including hardware costs, load management software, and energy storage costs. EVSE vouchers must be applied for separately and within 60 days from vehicle voucher applications and approved before the EVSE equipment is ordered. All HVIP incentives are awarded on a first-come, first-served basis.

Roseville has already identified HVIP as a funding source in its USDOT 5339b grant applications. We encourage Roseville to continue using this funding source for future bus EV purchases. The program awarded its full allocation of \$155 million for both bus and EVSE equipment in FY18-19 and FY19-20. Future voucher requests are currently on hold. Demand for this program remains high and funding is expected to be renewed in future years, though incentive levels may change based on program demand and the maturity of the technology. As previously mentioned, CARB is considering decreasing the HVIP incentive for buses by 20% in FY19-20 and removing the EVSE incentive entirely from the HVIP program in its latest draft budget proposal.

VW Mitigation Trust

The Volkswagen (VW) Environmental Mitigation Trust (Trust) provides about \$423 million for California to mitigate the excess nitrogen oxide (NOx) emissions caused by VW's use of illegal emissions testing defeat devices in certain VW diesel vehicles. The Trust provides funding opportunities for specified eligible actions that are focused mostly on "scrap and replace" projects for the heavy-duty sector, including on-road freight trucks, transit and shuttle buses, school buses, forklifts and port cargo handling equipment, commercial marine vessels, and freight switcher locomotives. \$130 million of this funding is allocated for replacing school, transit, and shuttle buses. This portion of funding is administered by San Joaquin Valley Air Pollution Control District. Applications are currently open, and funding is awarded on a first-come first-serve basis. The maximum incentive for eligible battery electric transit buses (must be HVIP listed) is \$180,000 and the BEB must replace a conventionally powered transit bus with an engine year 2009 or older. Funding requests for multiple buses must be submitted individually and the maximum funding per entity, determined by Tax ID, is \$3.25M. This funding cannot be combined with other funding sources designated to reduce NOx emissions including HVIP, Carl Moyer, AB923, or AB617 funds.

FTA

Several federal grants are available for bus-related public transportation network and infrastructure improvements. Grants may either be competitive, or formula based, and each come with specific local cost share requirements. Roseville has successfully applied for and been awarded federal grants to fund the first five EV buses and charging equipment. Willdan can support Roseville in formulating future FTA grant applications including building strategic partnerships with other local, regional and State funding sources. Willdan's experience in supporting FTA proposals is that FTA awards often require more than one cycle of application. Once the first application is received, FTA often engages transit agencies in a dialogue that helps to inform subsequent winning proposals.

Bus and transit-related facilities 5339 grants are competitive and can cover up to 80% of the net capital project cost. Eligible projects include replacement, overhaul and rebuilding of buses, related equipment, and constructing bus-related facilities including transitioning to zero-emission vehicles. The Federal cost share may exceed 80% of project costs if the projects are related to Clean Air Act or ADA compliance. Approximately \$423.3 million was



available in FY 2019, but the most recent application deadline was June 21, 2019, with the next grant funding application opportunity expected to be in June 2020. Willdan can support Roseville in applying for these grants during the next funding cycle including researching potential funding partners, drafting project profiles, and conducting Benefit-Cost Analysis of the proposed infrastructure improvements. Funds are available for a total of four fiscal years – the fiscal year awarded and up to three following fiscal years.

Low-No 5339c grants are competitive and can cover up to 85% of total transit bus cost and 90% of bus related equipment and facilities cost. All eligible expenses under the Low-No program are attributable to Clean Air Act (CAA) and Americans with Disabilities Act (ADA) compliance. \$55 million will be available each fiscal year through FY 2020. The FY 2019 deadline was May 14, 2019. Willdan can support Roseville in applying for these grants during the next funding cycle. Similar to 5339 funds, Low-No funds are available for up to three fiscal years after the year appropriated.

Urbanized Formula Area 5307 grants are formula based and can cover up to 80% of the project cost for capital expenditures, 90% for vehicle-related equipment for compliance with ADA and CAA, 50% of the net project cost for operating assistance. Funding is available for the year appropriated plus five years. Capital investments including bus replacement and bus-related activities are eligible project costs for this grant. All preventive maintenance and some ADA complementary paratransit service costs are considered eligible capital costs for this grant.

Transit and Intercity Rail Capital Program (TIRCP)

The Transit and Intercity Rail Capital Program (TIRCP) provides competitive grants from the Greenhouse Gas Reduction Fund (GGRF) to fund transformative capital improvements that will modernize California's intercity, commuter, and urban rail systems, and bus and ferry transit systems, to significantly reduce emissions of greenhouse gases, vehicle miles traveled, and congestion. The TIRCP was created to fund transformative capital improvements that modernize California's intercity rail, bus (including feeder buses to intercity rail services), vanpool services, ferry, and rail transit systems to reduce GHG emissions, expand and improve transit service to increase ridership, integrating statewide rail systems including the integration with the high-speed rail system, and improve safety.

A project must demonstrate that it will achieve a reduction in greenhouse gas emissions using the CARB quantification methodology to be eligible for funding. Eligible projects include large scale deployment of zero emission vehicles and the technologies to support them. While this funding source does not require local matches, leveraging other funding sources, including other GGRFs, is desirable will be considered in the evaluation of expected project benefits.

Applications for the upcoming funding cycle must be submitted in accordance with the Call for Projects and by January 16, 2020. Funding is competitive and projects will be evaluated on multiple factors including, but not limited to, the following:

- Cost effectiveness of reducing GHG emissions
- Increased ridership through expanded and improved rail and transit service including connecting to rail services
- Integration of services such as regional connectivity and connecting to various state-wide rail and transit operations including high-speed rail
- Improved safety
- Reducing automobile vehicles miles travelled
- Coordinating additional housing and employment opportunities near transit stops
- Investing in clean vehicle technology,
- Benefiting low-income and/or disadvantaged communities



Congestion Mitigation and Air Quality Improvement Program - CMAQ

Congestion Mitigation and Air Quality (CMAQ) are federal funds issued to states and counties that do not meet federal air quality requirements. In Placer County, CMAQ funds are managed by the Placer County Transportation Planning Agency (PCTPA) and are disbursed to local agencies on a formula basis. The City of Roseville is allocated approximately \$3.2 million per three-year cycle to fund projects that improve air quality or traffic congestion. These funds can be used to subsidize BEBs or chargers; however, given the relatively small allocation and other local projects competing for these funds they may not be a viable source.

Sacramento Emergency Clean Air Transportation (SECAT)

The Sacramento Emergency Clean Air Transportation (SECAT) Program is a partnership between the Sacramento Metropolitan Air Quality Management District (SMAQMD) and the Sacramento Area Council of Governments (SACOG) with the goal to reduce emissions from heavy-duty vehicles operating within the SACOG region including transit fleet vehicles. Since 2000, SECAT receives approximately \$70 million in total annual funding from the state traffic congestion relief fund and CMAQ funds (separate from CMAQ previously identified). An additional \$15 million in annual CMAQ funds has been allocated to this program for 2018-2020. Zero-emission heavy duty vehicles, including battery electric buses, are eligible. However, vehicles purchased from SECAT funds cannot then be used to generate emission credits for emissions averaging, banking or trading programs. Program participants must commit to using the vehicle for three years and submit annual usage reports.

Most participants use the fleet modernization option to access SECAT funds. This option provides incentives up to \$100,000 to replace older diesel engines that have a 2009 or older model year engine with cleaner options. Zero-emission vehicles qualify for the full \$100,000 incentive and do not require the old vehicle to be removed or destroyed in the event that the new vehicle experiences prolonged downtime or cannot meet long range requirements. Roseville has already secured SECAT funding for the first five bus purchases.

Carl Moyer Memorial Air Quality Standards Attainment Program

The Carl Moyer Program provides over \$60 million grant funding annual for cleaner-than-required engines, equipment, and other sources of air pollution to reduce smog-forming and other toxic emissions. The program has been revised to include zero-emission technology including transit vehicles subject to ICT and supporting infrastructure as eligible projects. The program is administered by CARB and the local air districts. For Roseville, Carl Moyer is administered by Placer County Air Pollution Control District. Grants are competitive and may be based on cost effectiveness of emission reductions. Placer County APCD Carl Moyer grant applications are currently closed.

Carbon Credits

Low carbon credits may be used to offset future operating costs or as insurance against future compliance requirements if bus replacements are delayed. Willdan can assist Roseville in applying for and optimizing the generation and sale of credits.

Low Carbon Transportation Operations Program (LCTOP)

Funded by GHG cap and trade funds, LCTOP is designed to provide operating and capital assistance for transit agencies to reduce their GHG emissions. The program prioritizes serving disadvantaged communities (DACs). Funds can be used to purchase zero-emission buses and the infrastructure to support them, but not for existing expenditures. As of 2016, legislation allows funding to be rolled over for a maximum of 4 years. Roseville has already banked 2 years of funds with the intention of banking another year to fund the initial charger purchases and installation.



The State Controller's Office (SCO) provides an annual list of eligible recipients and awards [here](#). The portion of funds available to transit operators is distributed based on the ratio of total revenue of each operator during the prior fiscal year to the total revenue (fare) of all operators of the state.

Low Carbon Fuel Standard (LCFS)

The Low Carbon Fuel Standard program generates carbon credits that EV users can sell to industrial polluters to help the polluters comply with carbon pollution regulations. Electricity is currently exempted from the LCFS program because it meets current carbon intensity targets, however transit agencies operating electric buses can "opt-in" beforehand to generate credits. Roseville Electric is currently claiming these credits for supplying "fuel" to residential EVs. Based on initial discussions with Roseville Electric, Roseville Electric is willing to claim LCFS credits and transferring them to Roseville Transit or letting Roseville Transit claim the credits directly. Roseville Transit will need to work with Roseville Electric on determining who will claim the credits once the EV buses are in operation.

Accrued credits can then be sold to other agencies that have not met carbon intensity targets to subsidize BEB operation and maintenance costs. Approximately 11 million credits were generated throughout the program in 2018. This past year the value of a single credit has fluctuated between \$170 and \$200 and generally trended upward over time. As shown in the financial analysis, utilizing LCFS credits can significantly reduce the total cost of ownership of a BEB fleet. Data from other BEB deployments in northern California suggest that current LCFS credit generation rates and value can reduce operating costs by \$0.50 to \$0.60 per mile which in many cases can make the fuel operating costs less than diesel.

Third Party Financing

Most transit agencies use a combination of grant funding and traditional municipal funding mechanisms (such as debt or capital budgeting) to fund their conversion to EVs. Some bus and EVSE vendors offer their own financing programs to assist transit agencies convert to electric fleets including lease programs and charging as a service.

Municipal Debt

One of the most commonly utilized financing for transit infrastructure projects is municipal debt. Whether through bonds, leases, or loans, the municipal market offers several cost-effective options. Interest rates and terms vary, depending on the equipment being financed, type of municipal debt being utilized, and the public agency's underlying creditworthiness. Usually, a public agency will make decisions about using municipal debt in concert with its finance group, often utilizing its Independent Registered Municipal Advisor.

Vendor Sponsored Battery Leases

Certain bus manufacturers offer their own financing programs to facilitate the purchase of EV buses. Proterra offers a leasing program where a transit agency can purchase an electric bus for \$553,000 and lease the associated batteries over a 12-year period instead of purchasing both together. This offering is designed to bring the upfront capital cost of electric buses in line with diesel buses. Proterra's lease agreement includes one battery replacement after year 6, halfway through the bus's lifetime.

Charging as a Service

There are companies that offer charging as a service (Caas) for municipal fleets, structured similarly to a solar power purchase agreement (PPA). In this scenario the CaaS provider would own and maintain all the charging equipment, removing liability and risk from Roseville. The provider also funds initial startup EV Fleet conversion costs such as infrastructure upgrades, EV Charger installation, and utility interconnections. They are also responsible for working with the utility and managing the meters and invoices. CaaS providers usually offer a product "up-time guarantee" which ensures that each vehicle is charged at least 90% every day so it can run its route. Pricing models for this type of service are flexible and can be billed on a per-electric-mile driven basis, giving



pricing certainty to Roseville. These types of services can provide low upfront cost charging solutions to Roseville and allow Roseville to focus on its transit services.

Maintenance Facility Considerations

Maintenance facility requirements are generally similar for BEBs and conventional transit vehicles. While tooling and techniques may be different, facility envelopes and major equipment are largely compatible between technologies. Changes in the layout of maintenance bays, utilization of building roof space to support electrical equipment, and configuration of parking areas to allow operational flexibility are possible areas of marginal impacts. Charging and electrical power infrastructure are recognized as the main differentiator as large-scale deployments of BEBs are considered.

The bulk of tools required to maintain BEBs is very similar to those required to maintain conventionally fueled buses. However, there are some unique tools and testing equipment that will be required to maintain BEBs as they have battery packs, inverters and electric drive systems. A non-exhaustive list of these specialist tools is as follows:

- Propulsion service kit which will include diagnostic interface/cables, high impedance multi-meter, battery protection tools, high voltage gloves, and motor bearing tools
- Special tools for electric accessories which include HVAC, air compressor, steering, and cooling
- Battery pack and Inverter lifting jigs
- An overhead crane, or jib crane for lifting rooftop battery packs or other components will be required if not available at the current facility.
- Battery packs can be made to last a long time with proper heat/voltage monitoring, and selected cell replacement later in life. A forklift should be able to remove smaller roof components such as inverters, and HVAC units.
- Gantry platforms or rolling scaffold platforms will be required for roof access. Fall protection anchors will also be required for maintenance personnel working on the roofs of the electric buses.
- Depending on the agency maintenance model – an electrical “lab” may be needed for electronic component repair/troubleshooting (if this function is not outsourced)
- Specific BEB OEMs may require specific tools depending on the bus’s axles, brakes, PLC, body, or other components



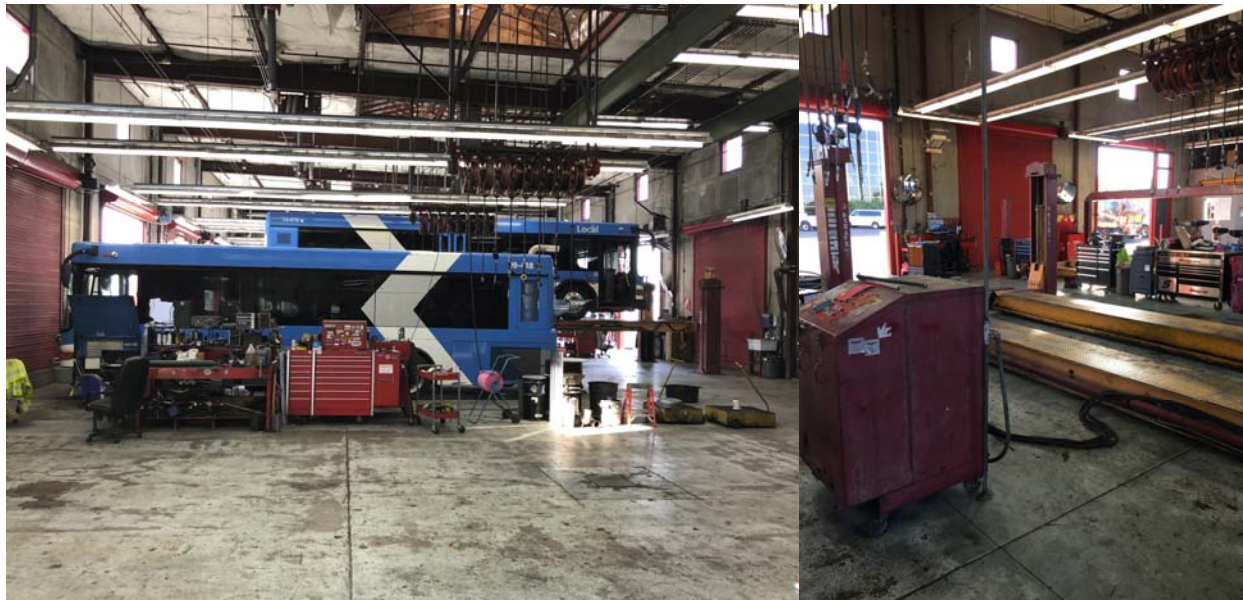


Figure 16 Roseville's existing maintenance facility and bus lifts

Training Considerations

Training is an essential part of the process for introducing new bus technologies into revenue service, and DHS has worked with several transit managers and mechanics to identify critical skills and knowledge gaps that need to be addressed before operating a BEB fleet. Training ensures staff buy-in and a smoother integration of the new technology, especially when staff are required to take over all maintenance responsibilities after the manufacturer warranty period ends. Although there are many similarities between conventionally fueled buses and BEBs, understanding the modern bus electrical systems is critical to filling the technician job skills gap for BEBs. Maintenance technicians need foundational training on working with high voltage systems that they likely have never used before. Such training should include:

- Knowing the preparations that are necessary prior to working on or near high-voltage systems such as charging infrastructure or batteries. This includes how to protect against shock and arc flash, PPE requirements, permits and creating an electrically safe work condition. Roseville's maintenance staff and fleet managers should consider acquiring the following certifications:
 - NFPA 70E: Standards for Electrical Safety in the Workplace
 - High Voltage OSHA 1910.269 8 Hour Qualified Training Course
- Training on cable management processes, a challenge which plug-in charging presents, is essential to effective operations.
- Handling batteries in the maintenance garage or in the context of accidents requires that operators, first responders and maintenance staff know the risks associated with the battery chemistry selected when the BEBs are purchased, and that all personnel be trained accordingly to mitigate such risks. BEB battery chemistries at this time are typically lithium-ion based though exact chemistries are often proprietary and constantly revised to increase safety, optimize performance, and minimize use of heavy and precious metals. Roseville should refer to manufactures specifications and recommendations with each new BEB purchase as battery chemistry and associated training may change over time.
- Familiarity training should be provided for Roseville's emergency first responders. In case of an accident involving an electric bus, responders will need to know where the emergency high voltage power shut-off

switch is located. If there is a fire, they will need to know that respirators will be needed because if batteries are ruptured, there may be noxious flames.

- Roseville should consider expanding this training or coordinating a group training with neighboring agencies and first responders since commuter routes travel beyond the city limits.

Mechanics, maintenance supervisors, bus operators, finance and human resources departments need to be thoroughly trained before a new electric fleet is placed in service. The training can be provided either by the selected bus OEM or through a third-party technical training institution. Mechanics, maintenance supervisors, and bus operators will need more technical training related to daily bus operations. Finance and human resource staff will not require the same technical training but should be generally knowledgeable about the technology. Human resource staff may hire maintenance staff or fleet operators and should be aware of the skills needed to fulfil the position. Finance staff may be responsible for tracking and managing costs specific to BEBs such as electricity as a fuel source, BEB spare parts, or battery lease payments.

For trainings completed by OEM's, generally, the price of training is included in the cost of the bus and it would be subject to the terms negotiated during the procurement process. Some agreements between manufacturers and transit agencies include presence of maintenance staff from the bus manufacturer onsite for at least the first few months of the implementation to address maintenance issues on site. The length of training would depend on the scope of training and since most of the non-electric components on electric buses are very similar to those found on standard diesel buses, it is estimated training designed for mechanics would take 40 to 60 hours. Operator familiarization with electric buses could take about 16 hours. Bus manufacturers also provide operating and maintenance manuals, usually provided as part of the contract, to support training needs. Examples of the types training programs offered by various BEB OEMs include:

- Operator training, vehicle maintenance training, charger maintenance training and new bus launch support.
- Training on the electric propulsion system and batteries.
- FAAC, a simulation for training and research organization, has partnered with some BEB OEMs to provide a BEB vehicle simulator at their Advanced Vehicle Innovation Center (VIC). The simulator's main objective is to support driver training specific to regenerative braking, an energy-saving technique which drivers can employ to conserve energy.
- Training packages that cater to operators, mechanics and trainers.

Technical colleges and institutes also provide BEB focused training and maintenance programs. Examples of such institutes include:

1. **Southern California Regional Transit Training Consortium (SCRTTC): Introduction and Troubleshooting Zero Emission Propulsion (ZEPS):** Offers a course to orient participants in bus electrical-systems and their safe operation. Participants will learn essential aspects of high-voltage drive systems and low voltage accessories systems, including safety protection and safe operation.
2. **West Coast Center of Excellence in Zero Emission Technology:** Launched by SunLine Transit Agency and funded by the FTA, this is a collaboration between public and private organizations, including transit agencies, colleges, private industry, and government agencies, that ensures the development of excellence in the maintenance of zero emission buses. Currently, SunLine Transit Agency has partnered with College of the Desert, Rio Hondo College, California Community College-Doing What Matters, BAE Systems, Ballard Power Systems, BYD Coach and Bus, Hydrogenics, and Proterra to develop this center.
3. **American Public Transportation Association (APTA), Bus Maintenance Training Committee (BMT):** Offers various Technical Services and Innovation Webinars



4. **International Association of Public Transportation (UITP):** UITP, APTA and the Canadian Urban Transit Association (CUTA) have partnered to provide UITP's Electric Bus Training Program.

Willdan recommends Roseville implement an ongoing training program as it relates to safety and public service. Specialized training related to operating and maintaining a BEB fleet should be done as recommended by manufacturer requirements. Additional training should be provided to comply with industry best management practices which may evolve over time.

Implementation and Next Steps

Roseville has several near and mid-term steps to take to successfully implement the pilot BEBs as illustrated in **Figure 17** and described in the following sections.

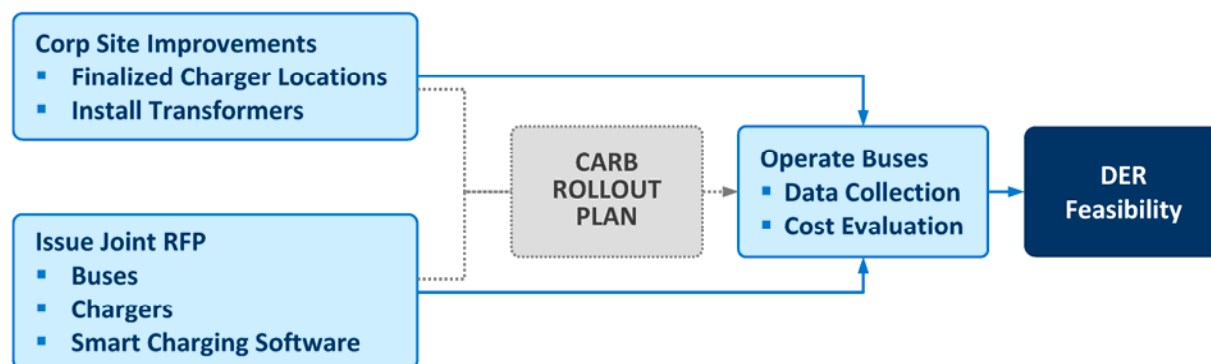


Figure 17. Near and mid-term BEB Implementation Steps

Corporation Yard Site Improvements

One of Roseville's immediate steps should be to work with Roseville Electric, Engineering and Public Works to identify where the chargers will be located and prepare the corporation yard for the upcoming equipment. Based on initial discussions with Roseville there are three potential areas under consideration: the ring road where commuter buses are currently parked, the Central Services lot, and the grassy knoll in the center of the corporation yard as illustrated in **Figure 18** and **Figure 19**. Roseville will develop conceptual plans for each of these sites to evaluate the benefits and drawbacks of each site.

Roseville Electric has indicated that a new transformer will be installed to support the BEBs in the final charging location. Roseville Transit will also need to work with Roseville Electric to determine what size transformer should be installed as part of the pilot BEBs. According to Roseville Electric, Roseville Transit can consider two pathways for the new transformer. The first pathway is to install a large 1 MW transformer now to meet the anticipated depot charging needs for the next 20 years. The second pathway is to install a smaller transformer now and upgrade it to a larger one when the load is expected to exceed its capacity. A transformer of either size will cost between \$30,000-\$50,000 depending on its capacity, not counting for any trenching work to support the chargers. The labor cost of upgrading a small transformer to a larger transformer will cost about \$10,000, but Roseville will receive the depreciated value of the old transformer as a credit towards the new one. Roseville Transit will need to review the expect load growth under various scenarios with Roseville Electric to determine what solution is ideal.



Figure 18. Proposed charger locations

Other factors to consider for infrastructure improvements are how Dial-A-Ride buses may eventually be charged and if other departments may electrify their vehicles over time. If other departments choose to electrify their own fleet vehicles and want to operate off the transformer installed for Roseville Transit, submeters (either physical submeters or virtual submetering available through the EV charger management software) may be needed for accurate billing and LCFS reporting. Roseville should consider there may be negotiations with the selected charging vendors that require specific infrastructure improvements.

Any solicitation requirements for the design, construction, procurement and installation of the chargers should be considered to assure that the chargers are operational prior to the delivery of the first BEB. To take advantage of economies of scale and prevent additional disruption and demolition at the corporation yard, Roseville is encouraged to consider installing as much infrastructure as possible (larger transformers, laying conduit for future chargers, integration of supporting renewable energy sources and battery storage, etc.) to support the full build out during the first phase of depot charger installation.



Figure 19. Roseville's ring road and Central Services lot where chargers may be located

RFP for Buses, Chargers, and Charge Management Software

After Roseville reviews the route modelling results and proposed technical specifications for BEBs that can successfully complete Roseville's existing routes, Willdan recommends that Roseville develop an RFP to procure both chargers and buses. As a template to begin drafting the RFP, Center for Transportation and Environments (CTE) recently released an EV bus procurement template that includes language for many elements important to electric buses including but not limited to a pilot bus, battery degradation, and battery warranties. California Department of General Services has also released a statewide procurement which includes technical specifications for two BEB OEMs. The statewide procurement, however, does not include any provisions or technical specifications for chargers or smart charging software. Willdan suggests that Roseville start with these sources as a template and adapt them for Roseville's specific needs. Willdan also recommends that Roseville consider issuing a joint bus and charger RFP to ensure interoperability between buses and chargers and to allow vendors to provide a complete solution. Other advantages of a joint procurement include:

- Roseville will be able to request a performance guarantee to a vendor who offers an integrated bus and charger solution. Some vendors may not be willing to offer this, but by procuring both items together it increases the chances that one vendor will guarantee performance of the entire system.
- An integrated smart charging solution offered by OEMs and/or 3rd party vendors may also be available by a request to procure the entire BEB system, with available performance guarantees
- A procurement/delivery timeline for chargers to arrive and be installed before the BEBs arrive
- Ability to request pricing for an additional “backup” charger

Roseville should consider what factors are important when developing performance guarantee technical specifications, as leaving this vague in an RFP may result in less-than-ideal offerings from vendors. Some potential performance guarantee structures for consideration are minimum guaranteed SOC before AM deployment or overall guaranteed uptime.

Specific qualifications/minimum requirements for Roseville’s existing routes:

- Five 40’ buses that can reliably operate any AM route and a PM route, including interlined routes with a final SOC of at least 20%.
- A charging solution that provides for a full charge (>90%) each day that optimizes cost, load, demand charges and charging time.
- Request pricing for an additional “backup” charger

Roseville’s FTA grants require that a contract for the pilot buses be issued by the end of February 2020; however according to Roseville this is flexible and assumed an 18 month lead time for electric buses. The grant identified a target revenue service date by June 2022. Based on discussions Willdan has had with various bus and charger OEMs, current charger lead times are 3-4 months and current EV bus lead times may be up to 14 months. Roseville is well within the timeline to operate the pilot BEBs by June 2022 and could operate them much sooner if any necessary corporation yard improvements are completed in time.

The technical specifications and specific language will be finalized in the RFP; however, Roseville should begin thinking about incorporating the following elements.

Initial Bus Specifications

- Five 40’ transit buses to service primarily existing commuter routes
- Battery capacity to meet 150 miles of range on Roseville’s existing commuter routes
- The specific make and model must currently qualify for HVIP vouchers
- Buses should meet 85% overall availability between being fully charged and maintenance.
- Battery warranty including degradation not to exceed 20% over the 12-year expected useful life
- Any additional typical bus specifications such as seating capacity, ADA compliance, HVAC, and other non-propulsion related specifications
- Battery Management system to accept over 100KW from plug-in chargers
- Battery Management system that follows industry standard Open Charge Point Protocols (OCPP) and can accept industry standard plug types
- Eligible for HVIP incentives

Initial Charger Specifications

- Two high power plug-in chargers (>100KW) with three charging dispensers each
- Chargers must use DC charging and follow industry standard charging protocols (OCPP) and use industry standard plug types to ensure interoperability between different manufacturers following the same charging protocol.



- Guaranteed interoperability between the charger and bus
- Pricing for one additional charger
- Data management system that allows Roseville to view and track key elements in real time – this may be included as part of a charge management system
 - SOC of all connected buses
 - Estimated remaining charge time

Suggested Charge Management Software Specifications

- Ability to throttle demand to minimize overall energy costs while still guaranteeing that buses are charged to at least 90% before they are sent out for service
- Ability to optimize charging with future solar PV and battery storage systems

Willdan recommends Roseville start the procurement process for the first five BEBs and chargers in tandem with identifying and starting corporation yard infrastructure improvements. After Roseville has selected a bus and charging vendor for the pilot BEBs, Roseville can discuss delivery timelines with the vendor that is in line with site improvements.

File CARB ICT Rollout Plan

With all the information presented in this study, Roseville has several key decisions to make, including conversion timeframes and ultimate project scope. As described earlier, Roseville is considered a small transit agency and has until July 1, 2023 to submit a ZEB Rollout plan to CARB. The Rollout Plan will demonstrate how Roseville has planned for ZEB purchases, infrastructure buildout, and associated financial planning and workforce training. It must include the following elements:

- A goal of full transition to zero-emission buses by 2040 with careful planning that avoids early retirement of conventional internal combustion engine buses
- Identification of the types of zero-emission bus technologies a transit agency is planning to deploy, such as battery electric or fuel cell electric bus
- A schedule for construction of facilities and infrastructure modifications or upgrades, including charging, fueling, and maintenance facilities, to deploy and maintain zero-emission buses. This schedule must specify the general location of each facility, type of infrastructure, service capacity of infrastructure, and a timeline for construction
- A schedule for zero-emission and conventional internal combustion engine bus purchases and lease options. This schedule for bus purchases must identify the bus types, fuel types, and number of buses
- A schedule for conversion of conventional internal combustion engine buses to zero-emission buses, if any. This schedule for bus conversion must identify number of buses, bus types, the propulsion systems being removed and converted to
- A description on how a transit agency plans to deploy zero-emission buses in disadvantaged communities as listed in the latest version of CalEnviroScreen (<https://oehha.ca.gov/calenviroscreen>)
- A training plan and schedule for zero-emission bus operators and maintenance and repair staff
- Identification of potential funding sources.

As a value-added service to Roseville, Willdan has developed this Business Plan to be a strong foundation for Roseville to develop a fully compliant CARB Rollout Plan. All of the CARB Rollout Plan required elements are touched on in this report, as shown in **Table 17**; however, certain elements may require deeper analysis and planning to meet CARB's requirements. Specifically, this report does not include a detailed analysis of Roseville's existing maintenance facility capacities and what upgrades, if any, are needed to support an EV fleet. If upgrades are required, a construction timeline will need to be developed. This report identifies several training options and



considerations for Roseville’s fleet operators, maintenance staff, and public safety personnel, but a schedule for implementing a training program still needs to be developed.

As the purpose of the Rollout Plan is to cause transit agencies thinking early about the steps they will need to take to operate and maintain a fully zero emission fleet over the next 20 years, Roseville should recognize that the bus procurement, infrastructure buildout, and training schedules do not need be followed exactly as indicated in final CARB Roll Out Plan; however, actual ZEB purchases must still meet ICT requirements.

Table 17 – CARB Rollout Plan Compliance

CARB ICT Element	Extent Addressed in Business Plan
1 A goal of full transition to zero-emission buses by 2040 with careful planning that avoids early retirement of conventional internal combustion engine buses	This report outlines how Roseville will achieve a fully ZEB fleet by 2033 without any early diesel retirements, see Table 8
2 Identification of the types of zero-emission bus technologies a transit agency is planning to deploy, such as battery electric or fuel cell electric bus	This report outlines how Roseville can meet service requirements with current battery electric buses and charging technology.
3 A schedule for construction of facilities and infrastructure modifications or upgrades, including charging, fueling, and maintenance facilities, to deploy and maintain zero-emission buses. This schedule must specify the general location of each facility, type of infrastructure, service capacity of infrastructure, and a timeline for construction	The Project Plan presented in Appendix B illustrates a general timeline for installing infrastructure needed to support a BEB fleet, including on-route chargers, and when maintenance facility upgrades must be completed; however, more detailed timelines may need to be developed. Proposed depot and on-route charger locations are discussed in this report. The existing depot electrical capacity and potential transformer capacities needed to support the BEB fleet have been discussed in this report.
4 A schedule for zero-emission and conventional internal combustion engine bus purchases and lease options. This schedule for bus purchases must identify the bus types, fuel types, and number of buses	Table 8 describes the proposed procurement schedule for diesel buses and BEBs. All zero-emission buses are expected to be battery electric and are expected to be purchased outright as done in prior bus purchases. Roseville may consider lease options pending review and evaluation of vendor responses to RFPs.
5 A schedule for conversion of conventional internal combustion engine buses to zero-emission buses, if any. This schedule for bus conversion must identify number of buses, bus types, the propulsion systems being removed and converted to	No direct ICE to zero emission buses are proposed in this report. All zero emission buses will be new bus purchases as ICEs are retired.
6 A description on how a transit agency plans to deploy zero-emission buses in disadvantaged communities as listed in the latest version of CalEnviroScreen	There are no DACs in Roseville, therefore this does not explicitly apply. Commuter routes, which have very high ridership, do pass through DACs and those are the first routes to be electrified. This helps pass environmental benefits to the greatest number of riders and those near commuter routes quickly.
7 A training plan and schedule for zero-emission bus operators and maintenance and repair staff	Various training considerations have been identified for maintenance staff and fleet operators; however, a training schedule may need to be developed. Willdan recommends at minimum that maintenance training be completed per manufacturer recommendations and as industry best practices develop.
8 Identification of potential funding sources.	Potential funding sources are included in Table 16



Evaluate BEB Cost and Operational Data

After the first BEBs are procured and placed into revenue service, actual data regarding operational efficiencies and costs should be compared to the estimated values in this report to determine if the original assumptions are valid or if they need updating to obtain a better vision of the future needs. Roseville should use pricing received from vendors for the pilot buses and actual installation costs of the first few charging stations to revise future capital cost expenditures. Roseville intends to rotate the pilot BEBs throughout all the commuter routes which will provide more accurate operating efficiencies, average charging times, and costs. Willdan suggests that Roseville track how efficiency changes throughout the year to validate the seasonal efficiencies projected in the EBCA results. After Roseville has compiled sufficient operational cost data, Roseville can revise future ongoing cost estimates. We recommend Roseville procure a data management system that can easily track and present this information in a format this is easy for fleet managers and operators to understand.

Conduct DER Feasibility Study

Willdan recommends Roseville conduct a full solar PV and battery storage analysis after the first five BEBs have been in revenue service for at least 12 months to evaluate potential future cost savings. After a full year of operation, Roseville will have enough real-world data to conduct a detailed feasibility analysis. Solar PV may be able to lower overall energy costs by reducing the average \$/kWh Roseville may pay. Based on Willdan's charging schedules, load profiles, and financial analysis, approximately one-third of the total energy costs are from demand charges; therefore, storing excess solar energy during the day in batteries may significantly reduce overnight peak demand and overall demand charges. The feasibility study should also consider the interplay between changing the charging schedule to better align with peak solar production. It may prove financially advantageous, for example, to recharge more of the commuter routes during the midday break when solar production is at its peak. Willdan suggests that Roseville procure a charge management system that has the ability to incorporate real-time on-site solar PV production and on-site batteries, even if that capability is not needed today.

Conclusion

Key elements and considerations for transiting to a zero-emission fleet have been included in this report including detailed route modelling and energy requirements, an assessment of commercially available viable solutions, a phase-in strategy that accounts for technology limitations, and a financial analysis.

Key conclusions for overall phase-in plan:

- Roseville's existing commuter routes can be reliably serviced with BEBs currently available on the market with depot-only charging
- Roseville's FLRs are significantly more difficult to electrify; therefore, Willdan recommends Roseville delay electrification until CARB mandated ZEB purchases begin in 2026 to allow technology to develop further.
- The financial analysis suggests that purchasing and operating a fully electric fleet will cost more than diesel buses over 20 years. Roseville should use this information, not to deter against electrification, but to take the steps now to budget capital and operating expenses accordingly.
- The power level of the charger does not substantially affect total cost of electrifying the transit fleet. As a result, Willdan suggest Roseville pursue chargers with a power level greater than >100KW to have more flexible charging schedules and future proof against larger battery capacities.

Given this information, Roseville should proceed with procuring the first five pilot BEBs and necessary chargers to ensure the buses can be placed in revenue service in line with FTA grant deadlines. Roseville needs to decide the power level of depot chargers to procure and where they will be located at the corporation yard. At the time of this report, Willdan is currently working with Roseville to develop conceptual plans for different potential charger locations.



Willdan recommends Roseville take the following near-term steps:

- Issue a joint RFP for the first five BEBs, chargers, and charge management system. Willdan recommends that Roseville purchase a backup charger with this initial procurement, available funding permitting. It is suggested Roseville indicate preferred locations for the chargers in the RFP to get more accurate installation cost estimates.

Develop and file the CARB Rollout Plan. Roseville is a small transit agency and has until July 1, 2023 to submit the Roll-out Plan to CARB. Large transit agencies; however, must submit their Rollout Plans by July 1, 2020. Willdan suggests Roseville review submitted and approved plans to help inform what a compliant Rollout Plan for Roseville must contain. It is possible that CARB revises the Rollout Plan requirements or provides additional guidance based on what the large transit agencies submit.

Willdan recommends Roseville take the following mid-term steps following the procurement and operation of the first five ZEBs:

- Continue to evaluate and pursue funding opportunities for subsequent BEB and charger purchases.
- Evaluate the pilot BEB operational data including actual efficiency, energy usage, costs, range, and charge times. Compare actual operational data to modelled estimates and revise operational procedures and charging schedules as appropriate.
- Conduct a solar PV and battery energy storage feasibility analysis after operating the pilot buses for at least 12 months.

This plan uses a snapshot of current and imminent product offerings to create a roadmap for Roseville to continue to provide safe, reliable, and affordable transit service as they electrify their bus fleet by 2040, and to remain compliant with CARB ICT. Guidelines and recommendations presented here provide a starting point for Roseville on their zero-emission bus conversion journey, leveraging their existing fleet replacement schedule and using technology available today, where appropriate, and identifying gaps in current product offerings which will need to ultimately be addressed through future improvements in technology or other proposed solutions. The report also estimates the difference in financial impact of fleet over time to allow for Roseville to properly plan and budget for the increase in funding needed. As technology continues to develop and transit needs change over time Roseville, should continue to track the ZEB market to understand the available solutions to meet the City's needs and adjust the initial plan and recommendations outlined in this report accordingly. By planning for fleet electrification now, Roseville is taking the necessary action to proactively stay ahead of the CARB ICT regulation, help meet California meet its greenhouse gas emission and climate goals and be a regional leader in zero-emission transit.



APPENDICES

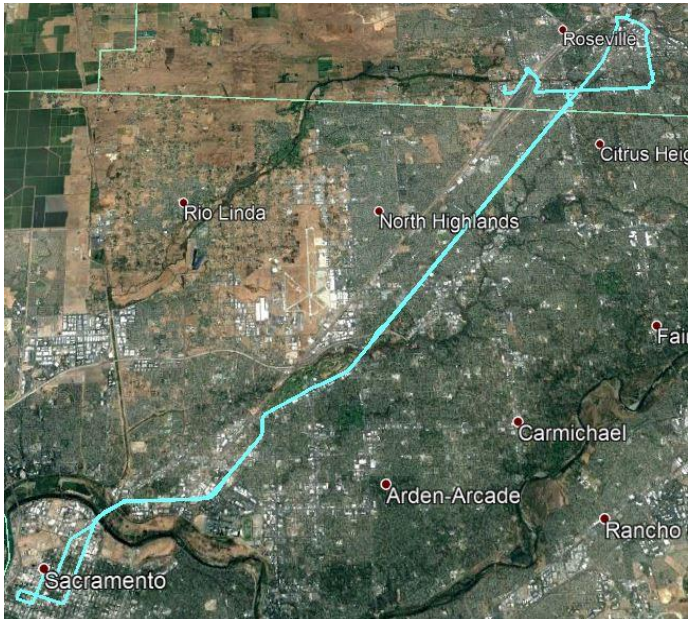
APPENDIX A – EBCA Results



Route 1 and 7 AM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 5 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.68 kWh/mi	2.16 kWh/mi	2.27 kWh/mi	2.28 kWh/mi



Route 1 and 7 AM Results

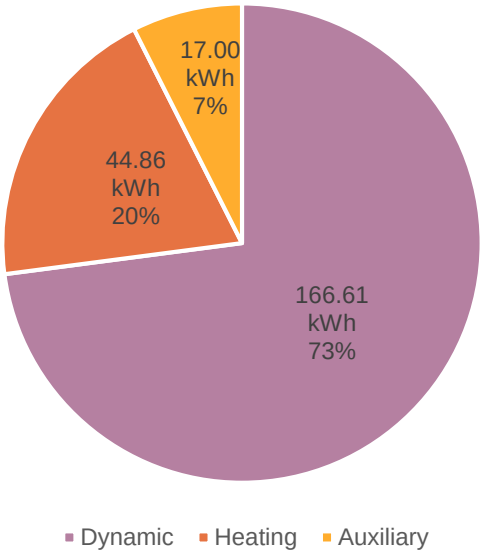


Daily Energy Consumption by Subsystem

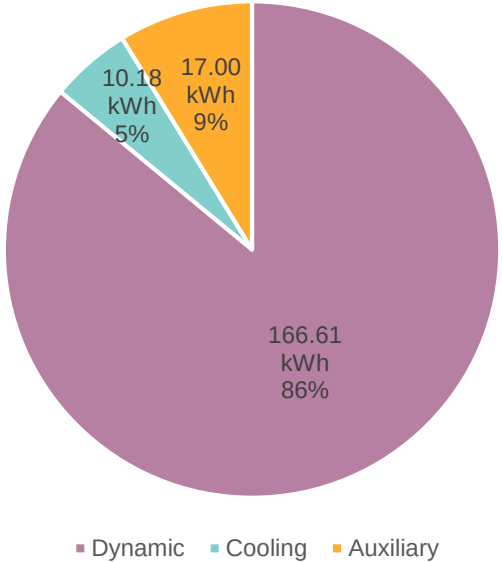
Total Daily Energy Consumption:

Summer:	193.79 KWH	Fall	193.70
Winter:	228.47 KWH	Spring	183.61

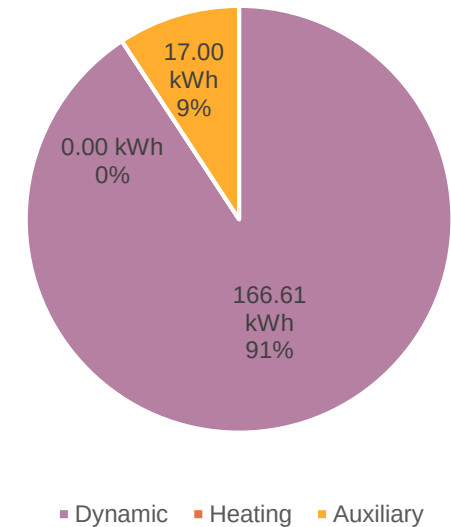
Winter Energy Consumption over a Single Day



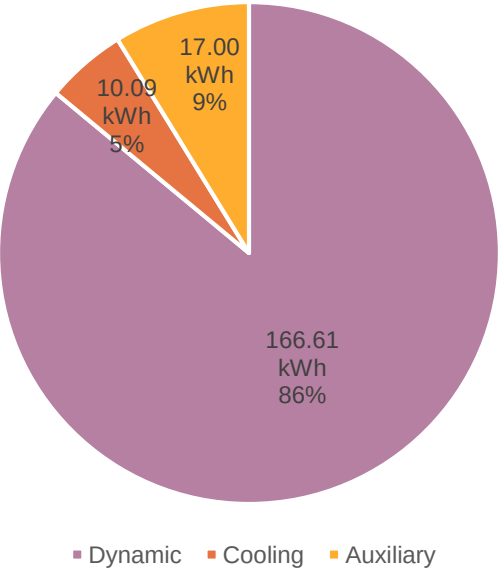
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 1 and 7 AM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	228.47	0.00	211.53

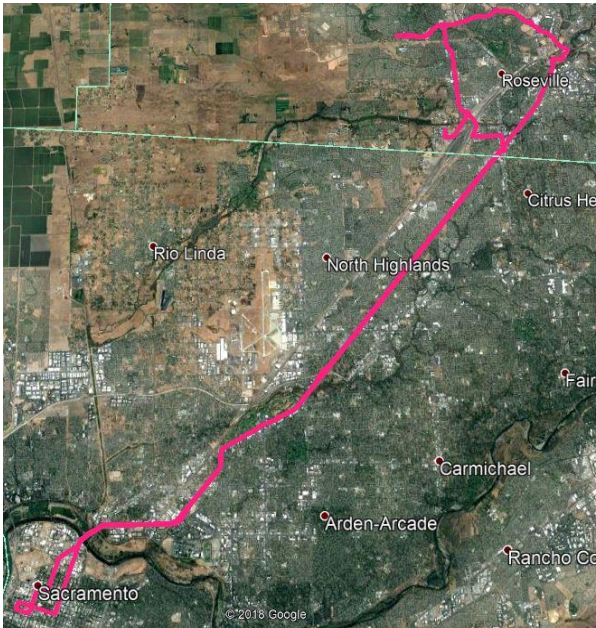
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	193.79	0.00	246.21

Route 2 and 10 AM Results



Electric Bus Corridor Model Results



Background

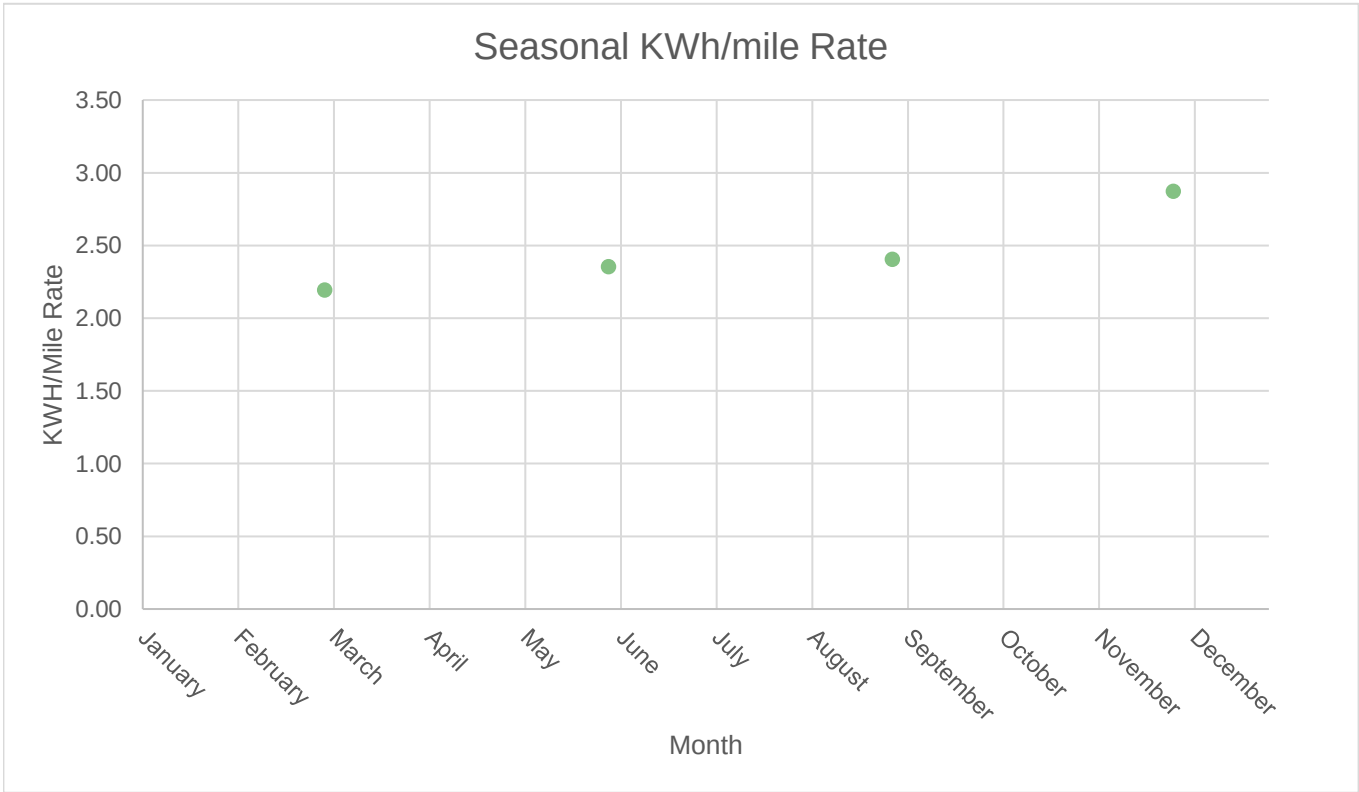
Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 5 AM - 9 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.87 kWh/mi	2.19 kWh/mi	2.40 kWh/mi	2.35 kWh/mi



Route 2 and 10 AM Results

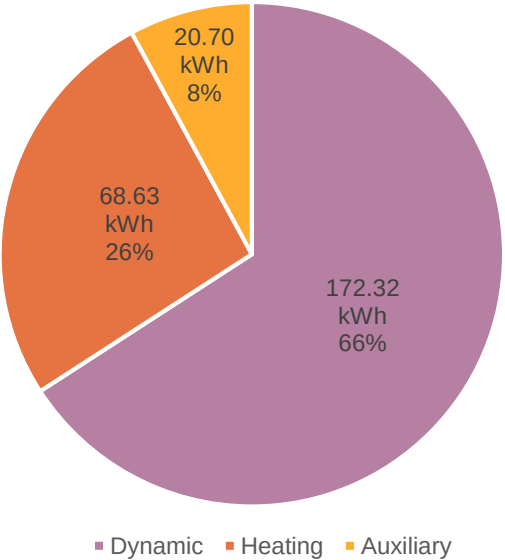


Daily Energy Consumption by Subsystem

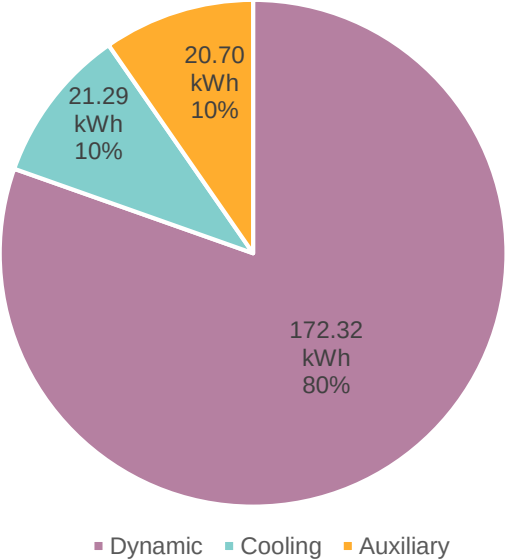
Total Daily Energy Consumption:

Summer:	214.31 KWH	Fall	218.81
Winter:	261.66 KWH	Spring	199.57

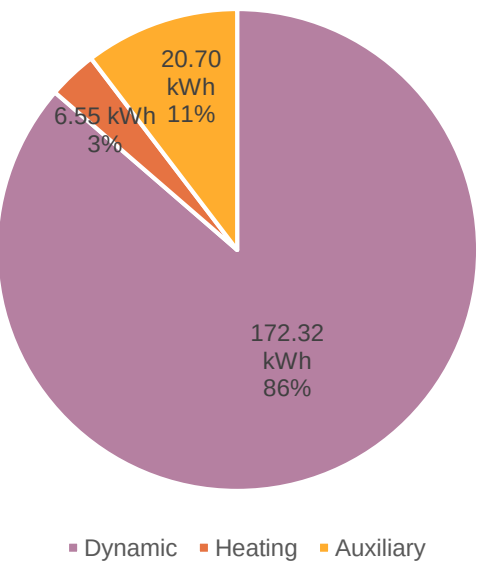
Winter Energy Consumption over a Single Day



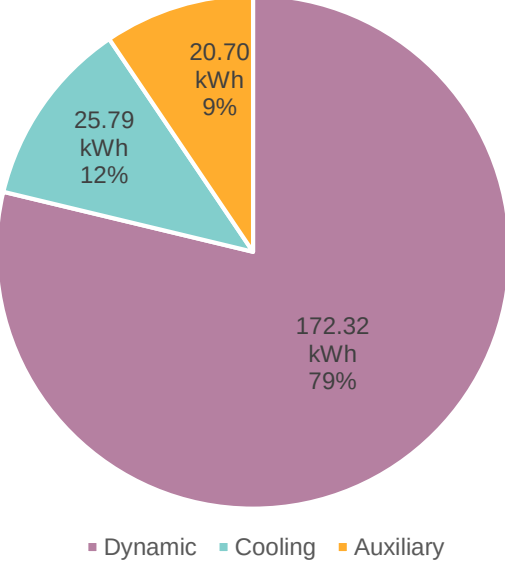
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 2 and 10 AM Results



Daily State of Charge

Winter

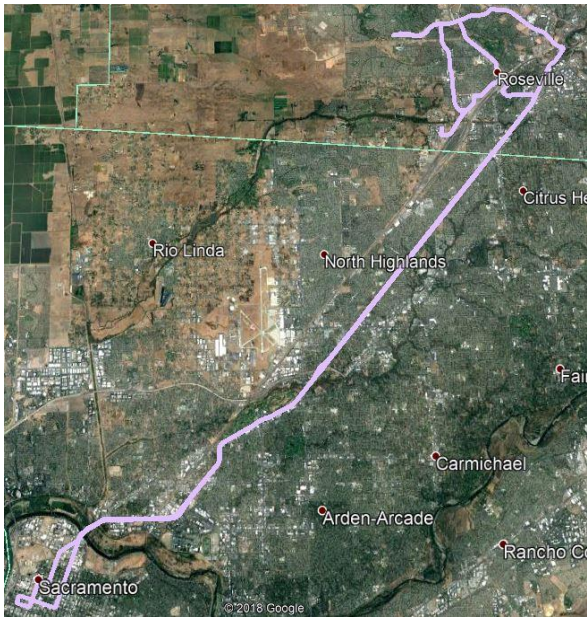
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	261.66	0.00	178.34

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	214.31	0.00	225.69



Electric Bus Corridor Model Results



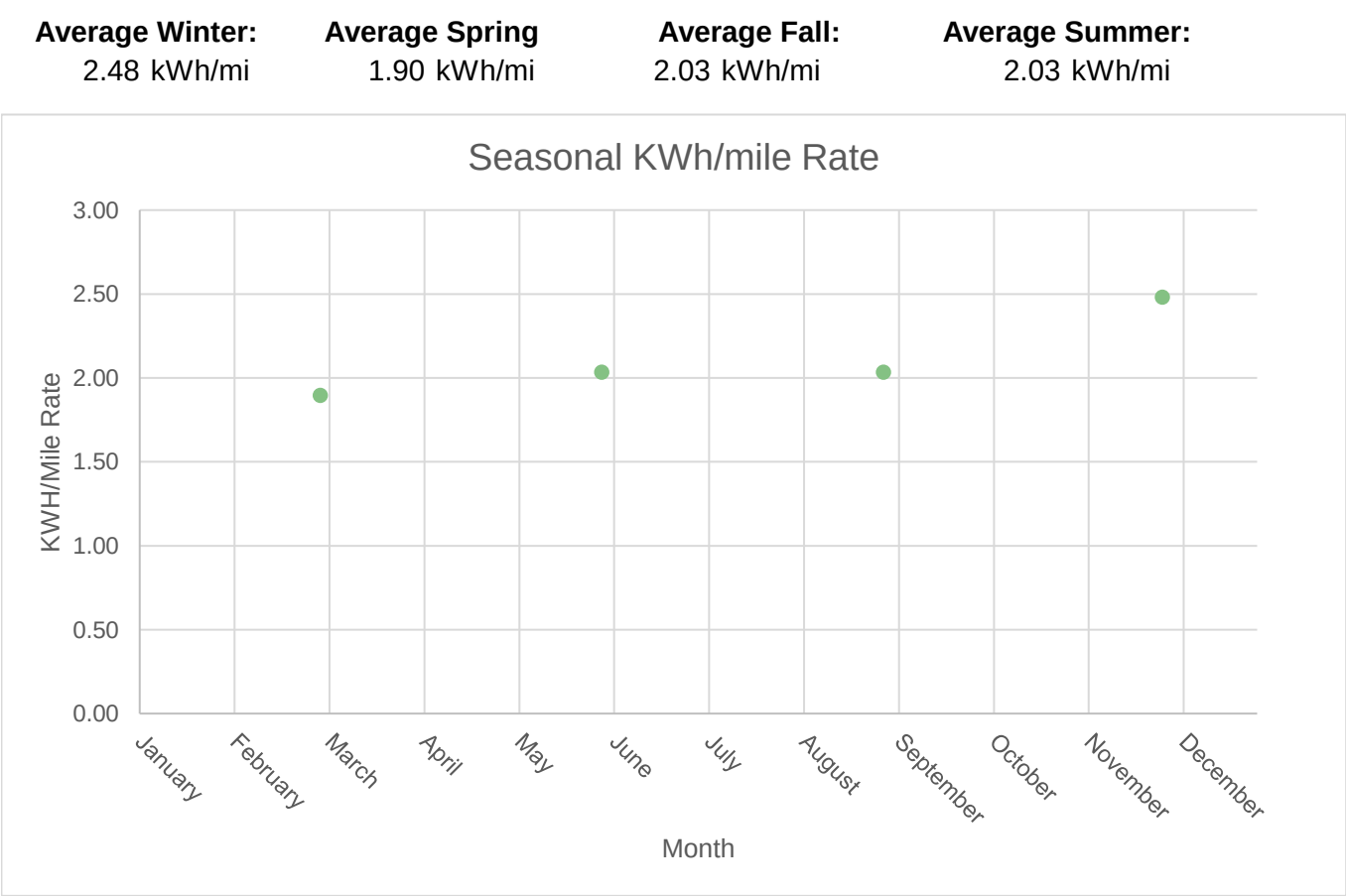
Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 5 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate



Route 3 AM Results

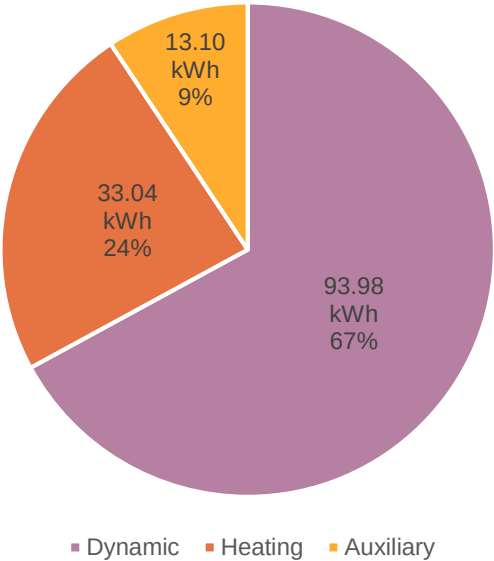


Daily Energy Consumption by Subsystem

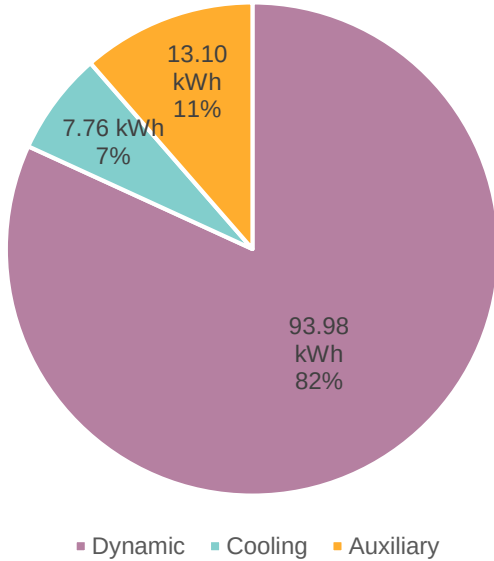
Total Daily Energy Consumption:

Summer:	114.84 KWH	Fall	114.84
Winter:	140.12 KWH	Spring	107.08

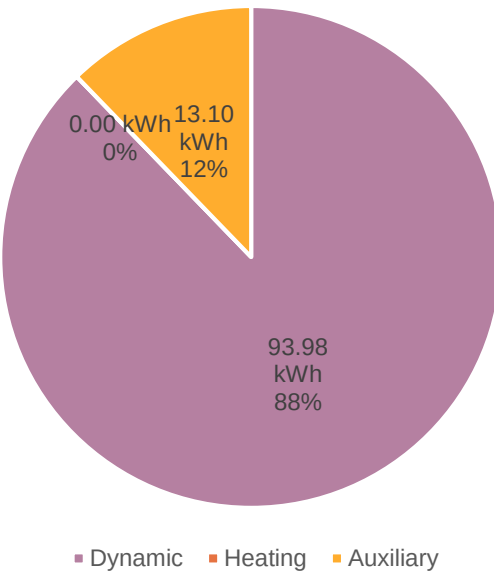
Winter Energy Consumption over a Single Day



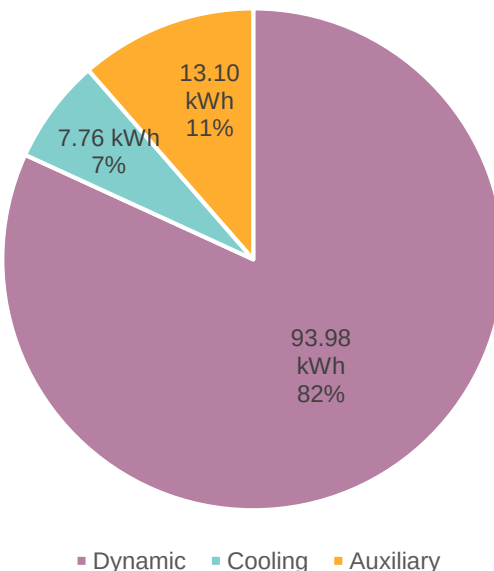
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 3 AM Results



Daily State of Charge

Winter

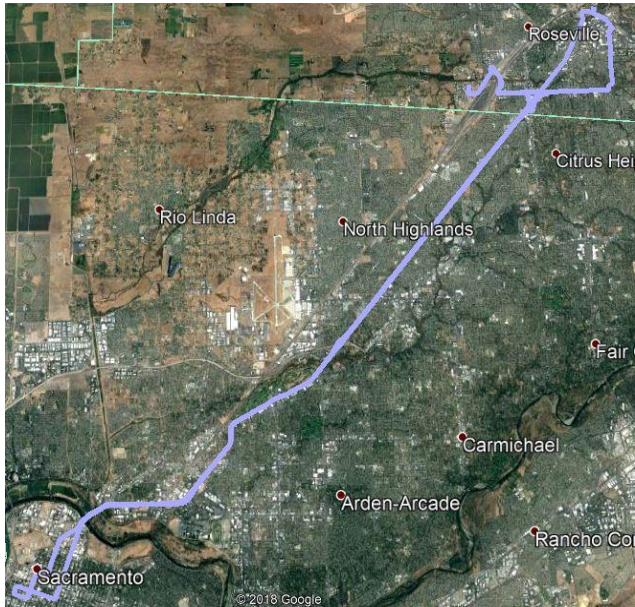
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	140.12	0.00	299.88

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	114.84	0.00	325.16

Route 4 AM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 6 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.62 kWh/mi	2.07 kWh/mi	2.21 kWh/mi	2.21 kWh/mi



Route 4 AM Results

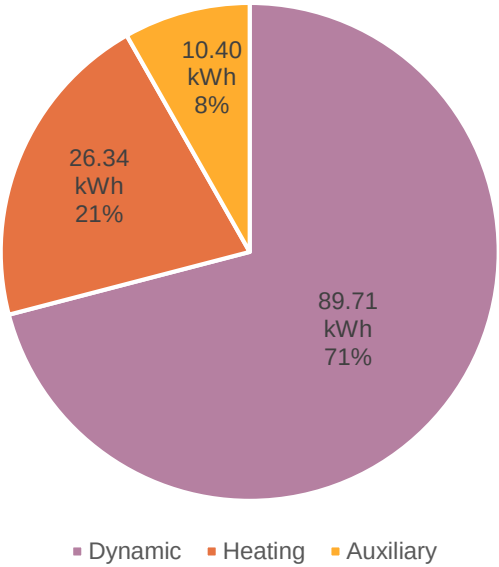


Daily Energy Consumption by Subsystem

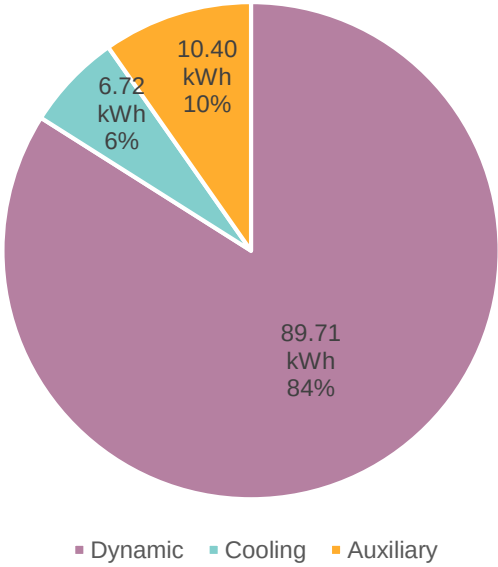
Total Daily Energy Consumption:

Summer:	106.82 KWH	Fall	106.76
Winter:	126.45 KWH	Spring	100.11

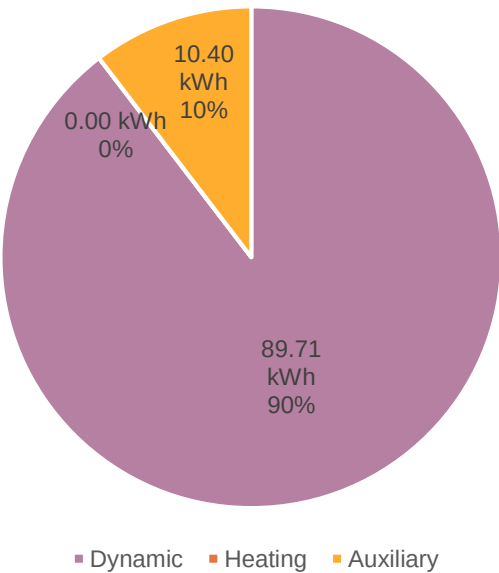
Winter Energy Consumption over a Single Day



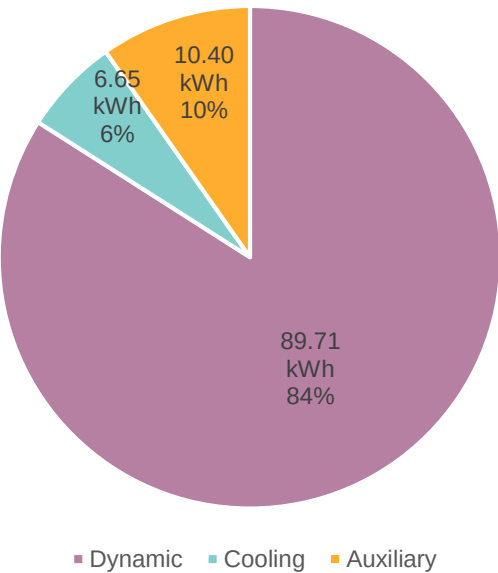
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 4 AM Results



Daily State of Charge

Winter

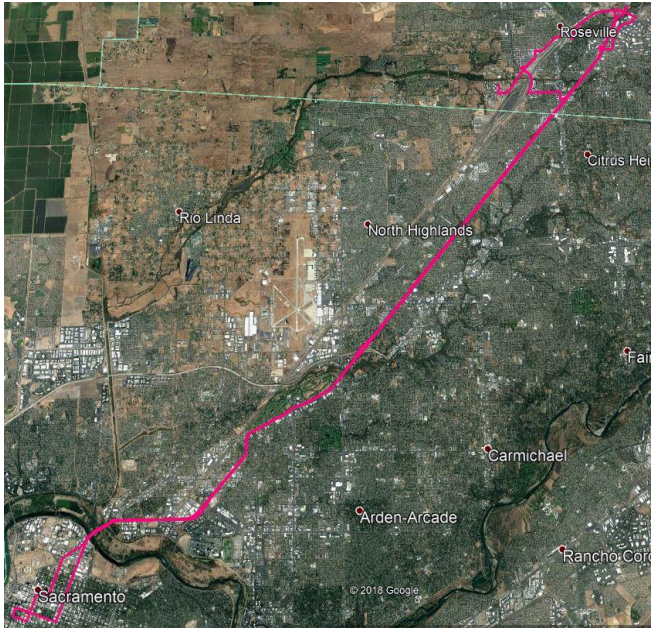
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	126.45	0.00	313.55

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	106.82	0.00	333.18

Route 5 AM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 6 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.52 kWh/mi	2.00 kWh/mi	2.13 kWh/mi	2.13 kWh/mi



Route 5 AM Results

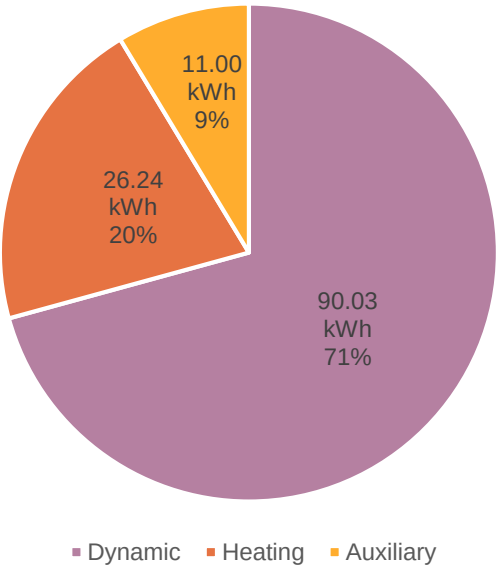


Daily Energy Consumption by Subsystem

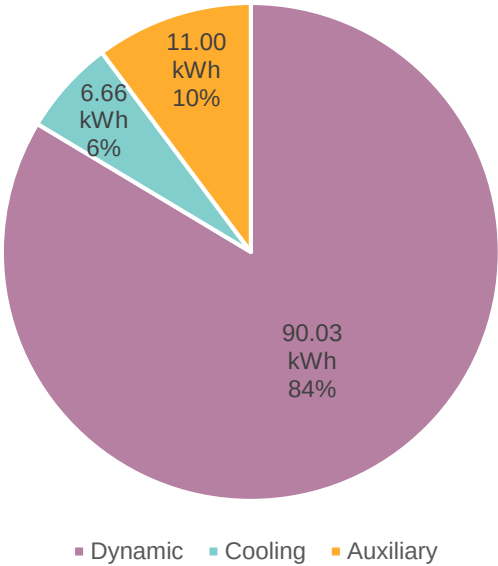
Total Daily Energy Consumption:

Summer:	107.69 KWH	Fall	107.66
Winter:	127.27 KWH	Spring	101.03

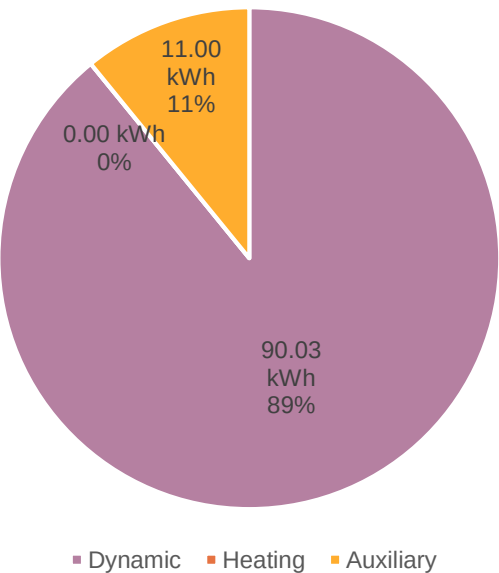
Winter Energy Consumption
over a Single Day



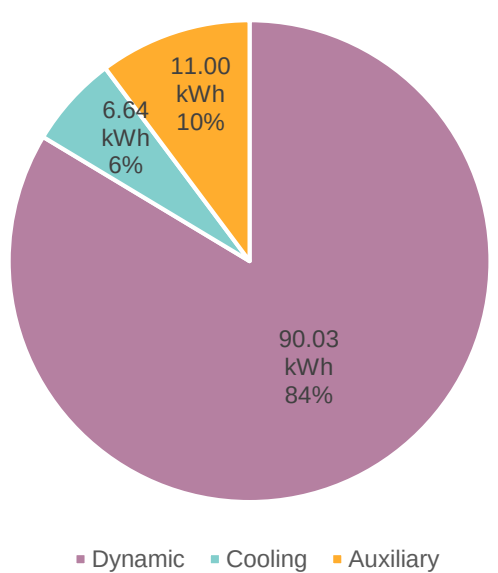
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Route 5 AM Results



Daily State of Charge

Winter

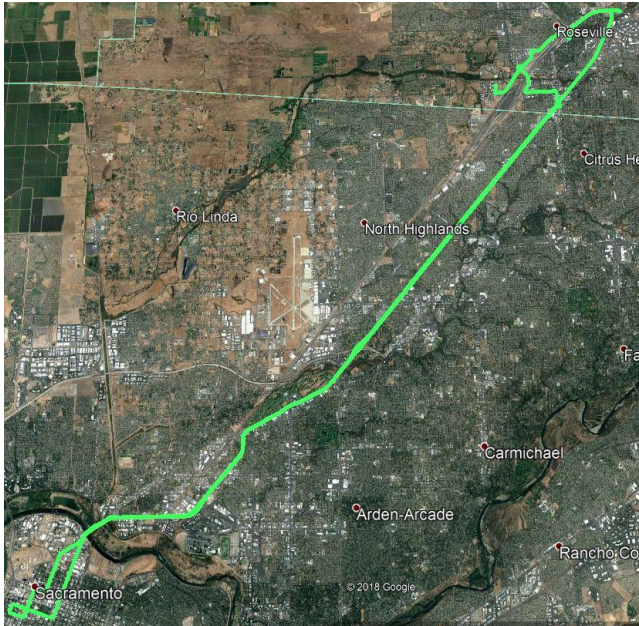
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	127.27	0.00	312.73

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	107.69	0.00	332.31

Route 6 AM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 6 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.54 kWh/mi	1.98 kWh/mi	2.12 kWh/mi	2.12 kWh/mi



Route 6 AM Results

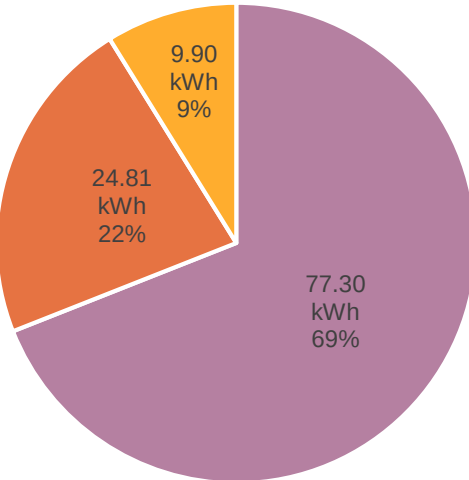


Daily Energy Consumption by Subsystem

Total Daily Energy Consumption:

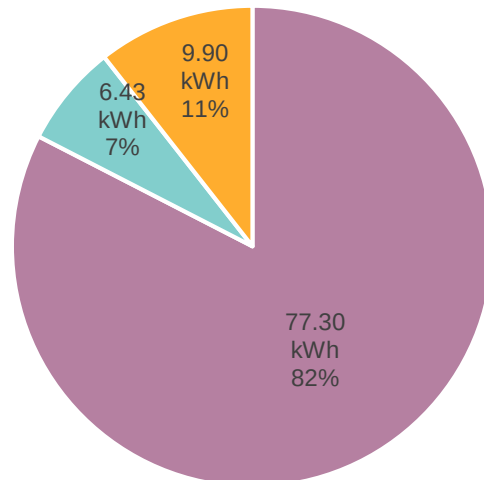
Summer:	93.63 KWH	Fall	93.58
Winter:	112.01 KWH	Spring	87.20

Winter Energy Consumption
over a Single Day



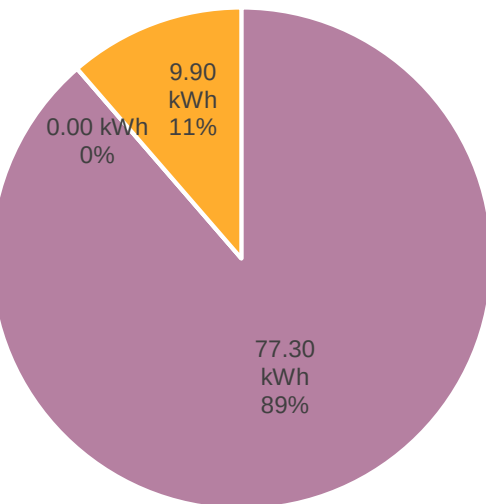
■ Dynamic ■ Heating ■ Auxiliary

Summer Energy Consumption
over a Single Day



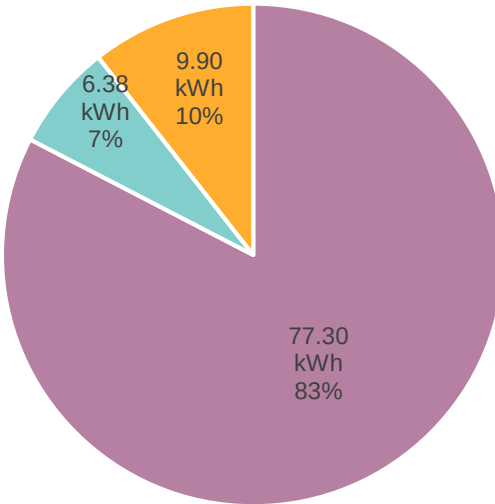
■ Dynamic ■ Cooling ■ Auxiliary

Spring Energy Consumption
over a Single Day



■ Dynamic ■ Heating ■ Auxiliary

Fall Energy Consumption over
a Single Day



■ Dynamic ■ Cooling ■ Auxiliary

Route 6 AM Results



Daily State of Charge

Winter

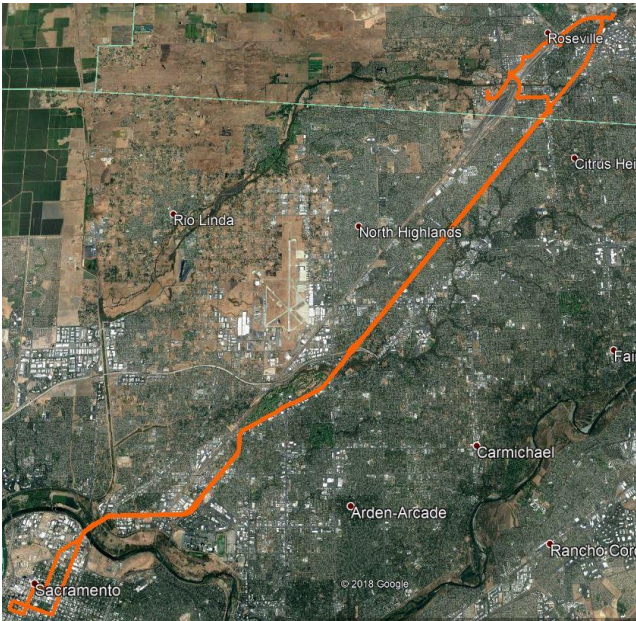
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	112.01	0.00	327.99

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	93.63	0.00	346.37

Route 8 AM Results

Electric Bus Corridor Model Results



Background

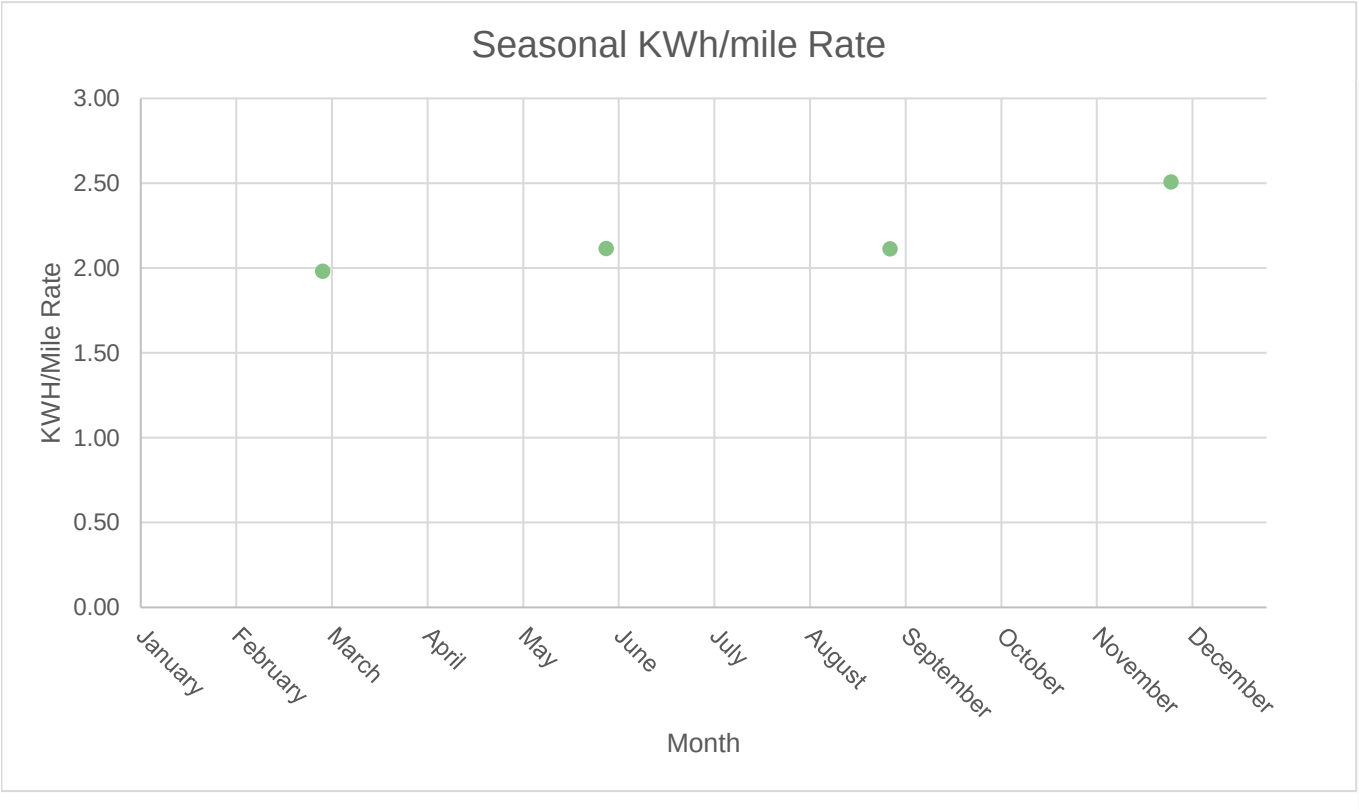
Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 6 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.51 kWh/mi	1.98 kWh/mi	2.11 kWh/mi	2.11 kWh/mi



Route 8 AM Results

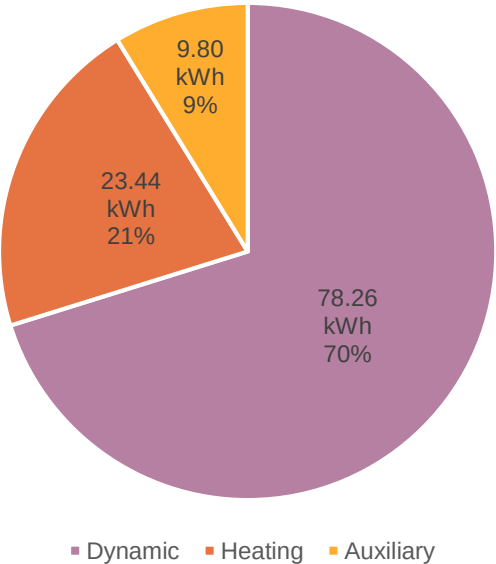


Daily Energy Consumption by Subsystem

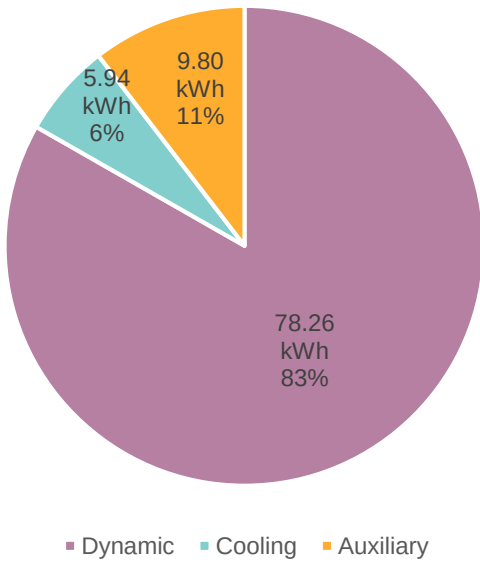
Total Daily Energy Consumption:

Summer:	94.00 KWH	Fall	93.98
Winter:	111.51 KWH	Spring	88.06

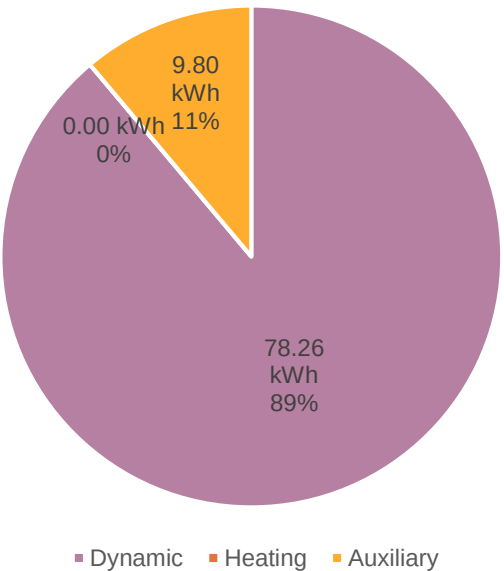
Winter Energy Consumption over a Single Day



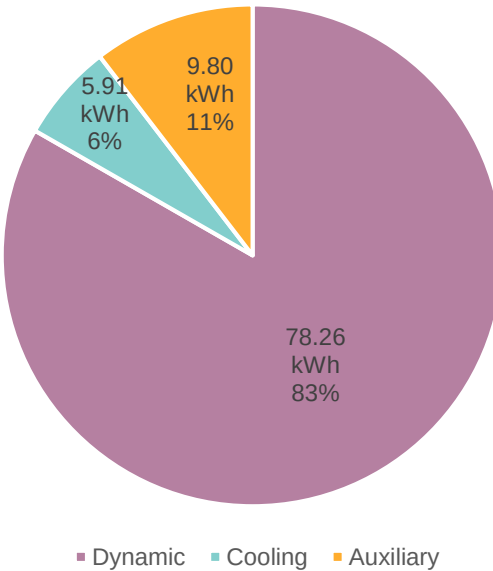
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 8 AM Results



Daily State of Charge

Winter

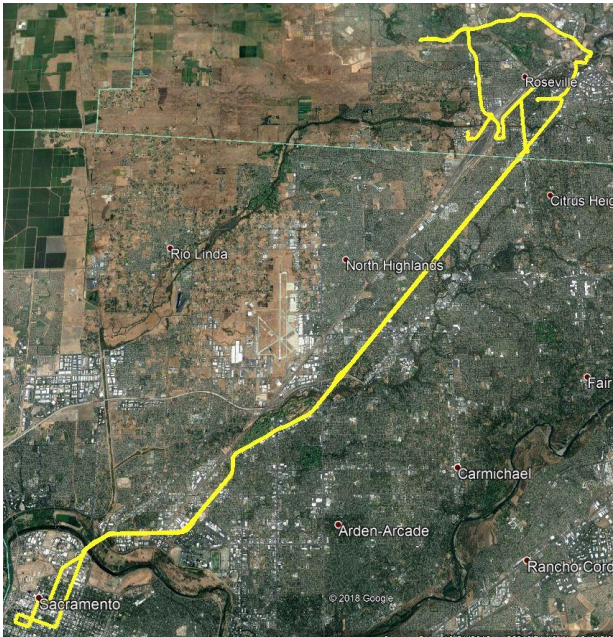
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	111.51	0.00	328.49

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	94.00	0.00	346.00

Route 9 AM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 6 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.33 kWh/mi	1.78 kWh/mi	1.92 kWh/mi	1.92 kWh/mi



Route 9 AM Results

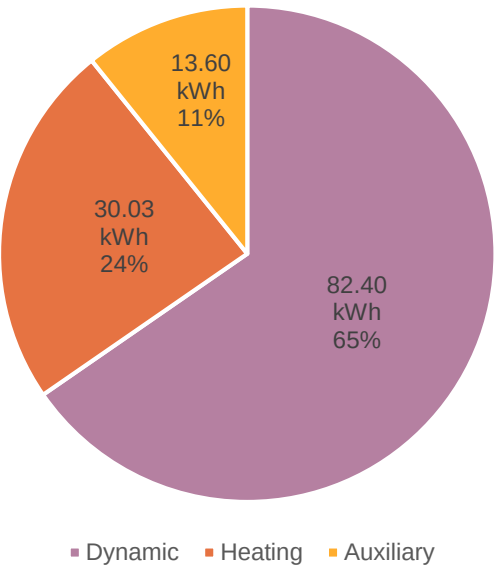


Daily Energy Consumption by Subsystem

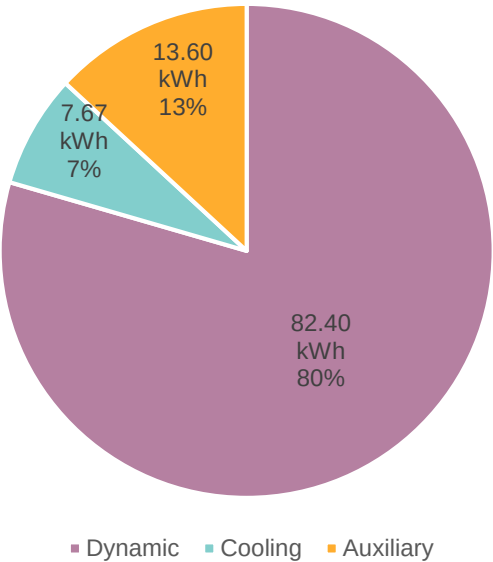
Total Daily Energy Consumption:

Summer:	103.67 KWH	Fall	103.73
Winter:	126.03 KWH	Spring	96.00

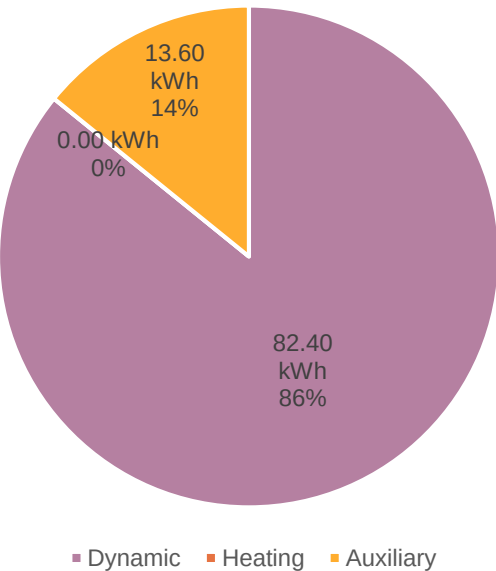
Winter Energy Consumption
over a Single Day



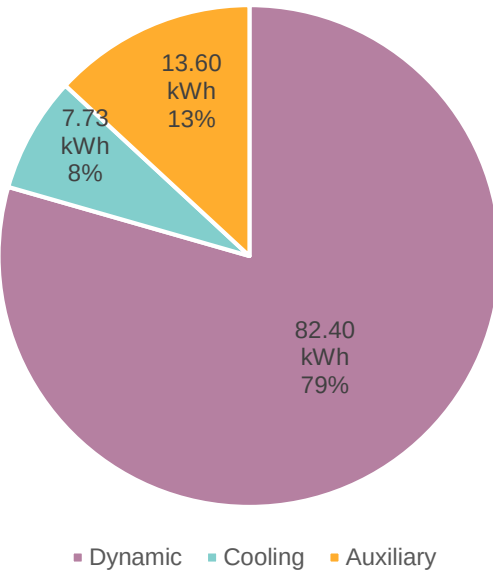
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Route 9 AM Results



Daily State of Charge

Winter

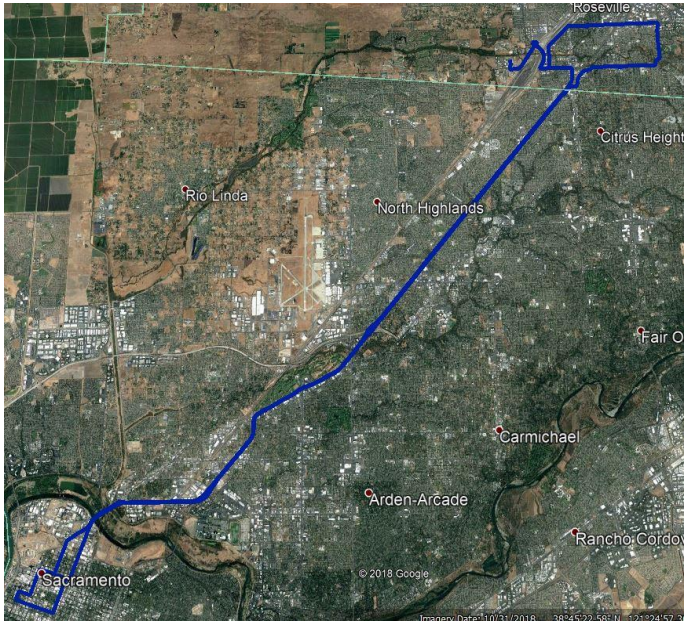
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	126.03	0.00	313.97

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	103.67	0.00	336.33

Route 1 PM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM to 5 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
1.99 kWh/mi	2.23 kWh/mi	2.43 kWh/mi	2.48 kWh/mi



Route 1 PM Results

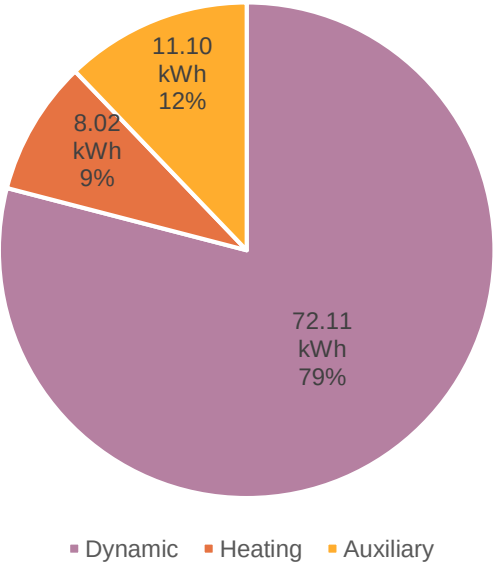


Daily Energy Consumption by Subsystem

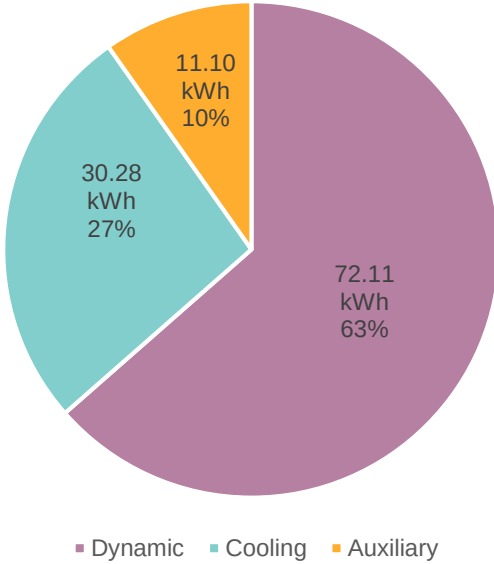
Total Daily Energy Consumption:

Summer:	113.49 KWH	Fall	111.03
Winter:	91.23 KWH	Spring	102.23

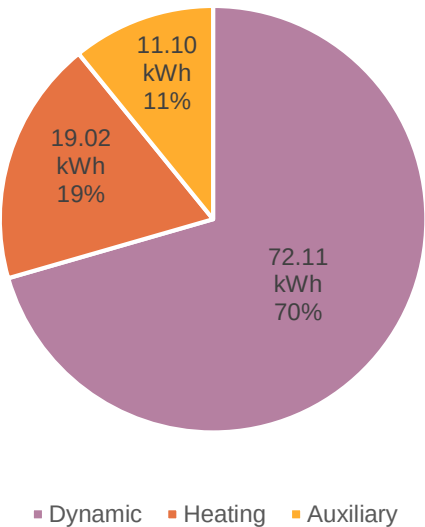
Winter Energy Consumption
over a Single Day



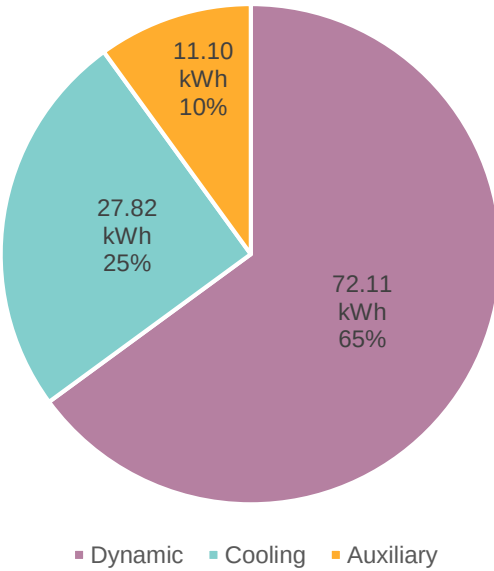
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Route 1 PM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	91.23	0.00	348.77

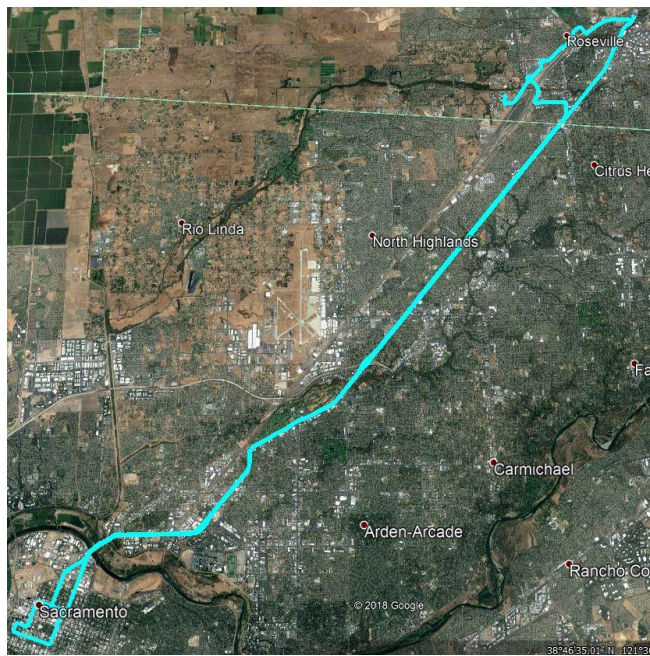
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	113.49	0.00	326.51

Route 2 and 9 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM - 7 PM

Charging Station Design

- ☒ Overnight Depot Charging
- | | | |
|-------------------|----|-------|
| Charger's output: | 60 | KW |
| Time at Charger: | 8 | Hours |

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.21 kWh/mi	2.50 kWh/mi	2.79 kWh/mi	2.89 kWh/mi



Route 2 and 9 PM Results

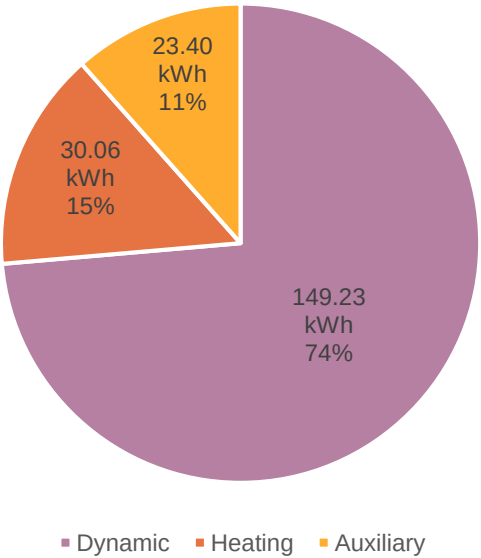


Daily Energy Consumption by Subsystem

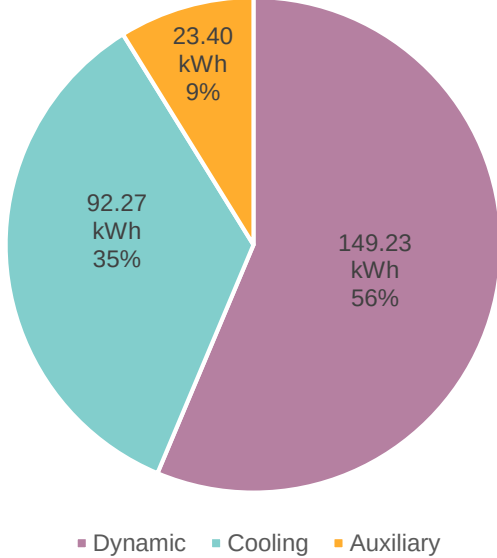
Total Daily Energy Consumption:

Summer:	264.89 KWH	Fall	255.68
Winter:	202.69 KWH	Spring	228.80

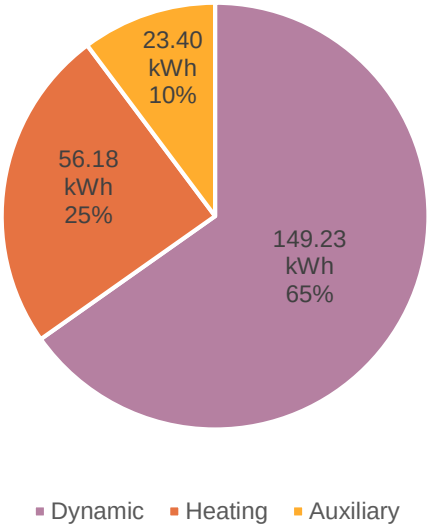
Winter Energy Consumption
over a Single Day



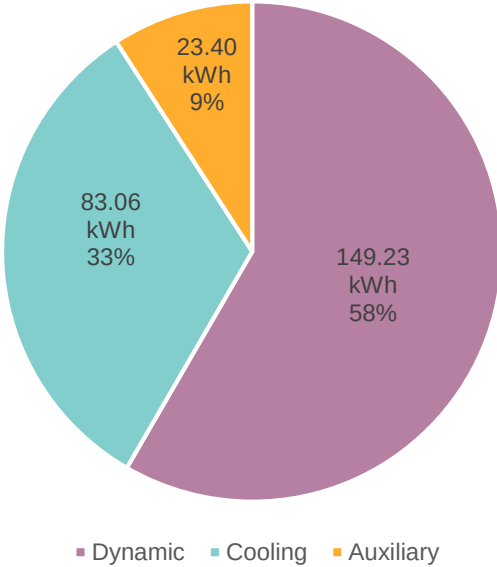
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Route 2 and 9 PM Results



Daily State of Charge

Winter

		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	202.69	0.00	237.31

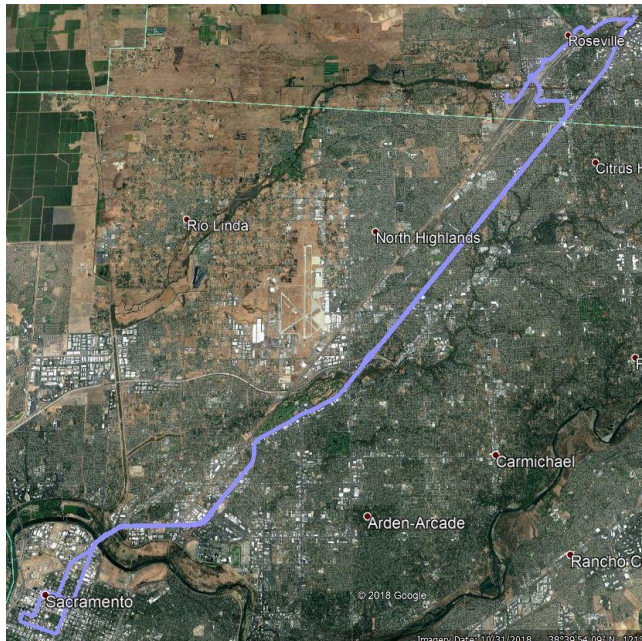
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	264.89	0.00	175.11

Route 3 and 10 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM to 7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.36 kWh/mi	2.65 kWh/mi	2.95 kWh/mi	3.06 kWh/mi



Route 3 and 10 PM Results

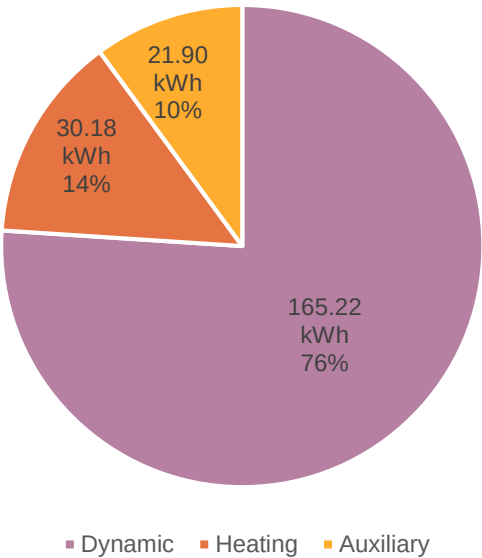


Daily Energy Consumption by Subsystem

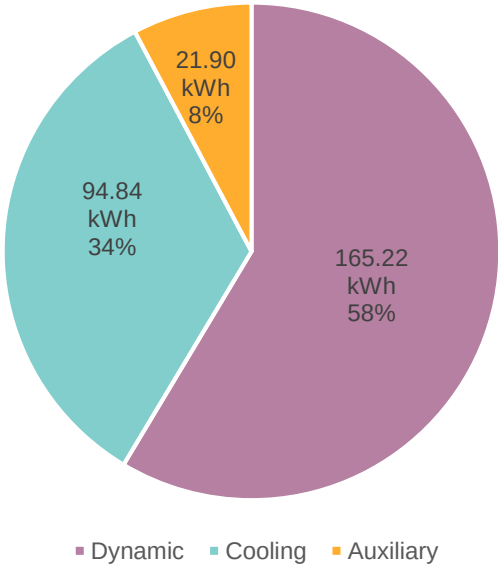
Total Daily Energy Consumption:

Summer:	281.95 KWH	Fall	272.12
Winter:	217.30 KWH	Spring	244.36

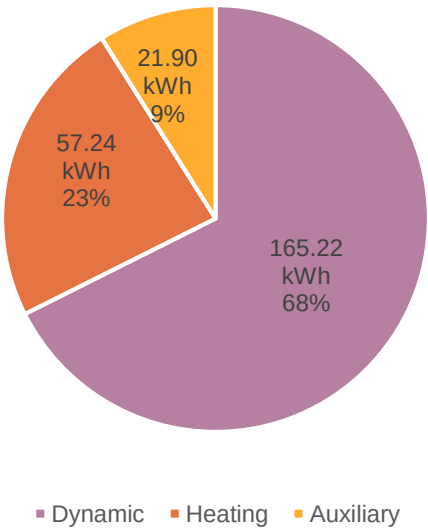
Winter Energy Consumption over a Single Day



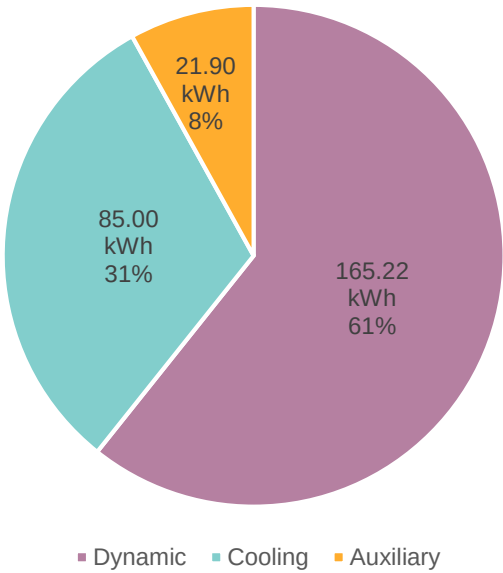
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 3 and 10 PM Results



Daily State of Charge

Winter

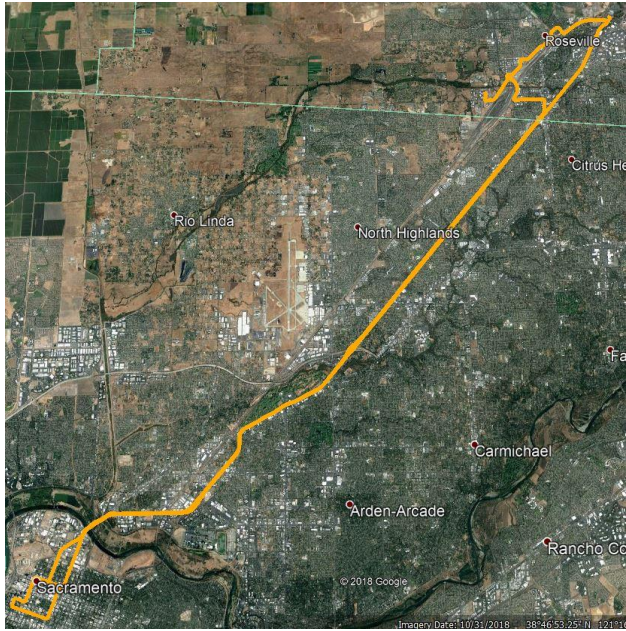
		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	217.30	0.00	222.70

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	281.95	0.00	158.05

Route 4 PM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM to 5 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.10 kWh/mi	2.46 kWh/mi	2.74 kWh/mi	2.84 kWh/mi



Route 4 PM Results

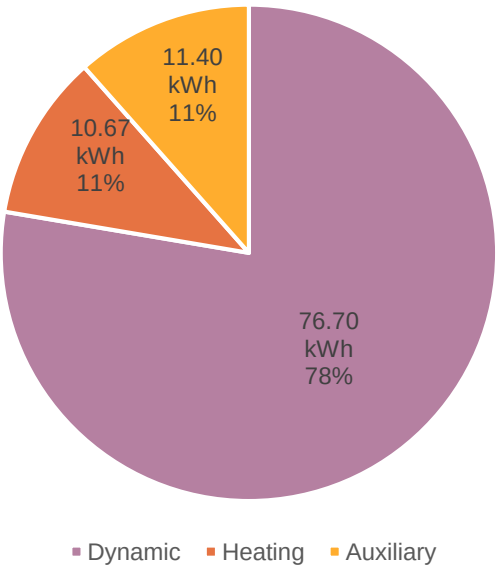


Daily Energy Consumption by Subsystem

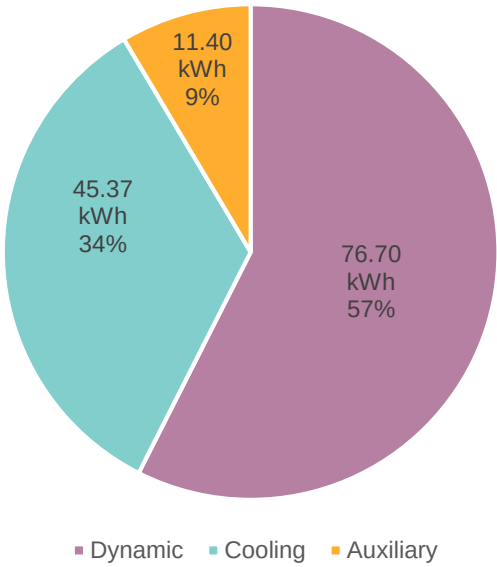
Total Daily Energy Consumption:

Summer:	133.47 KWH	Fall	128.93
Winter:	98.76 KWH	Spring	115.72

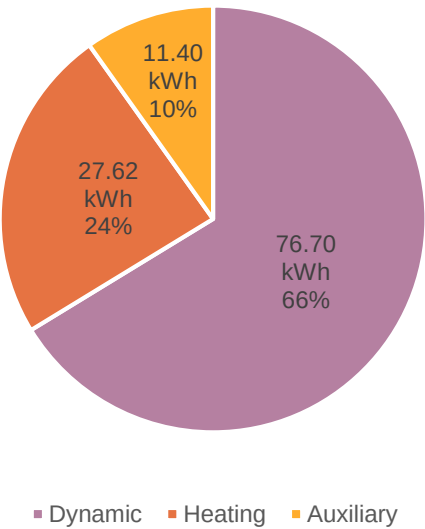
Winter Energy Consumption
over a Single Day



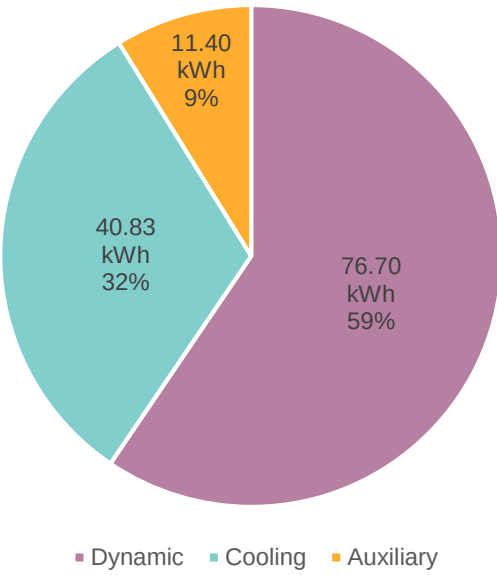
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Route 4 PM Results



Daily State of Charge

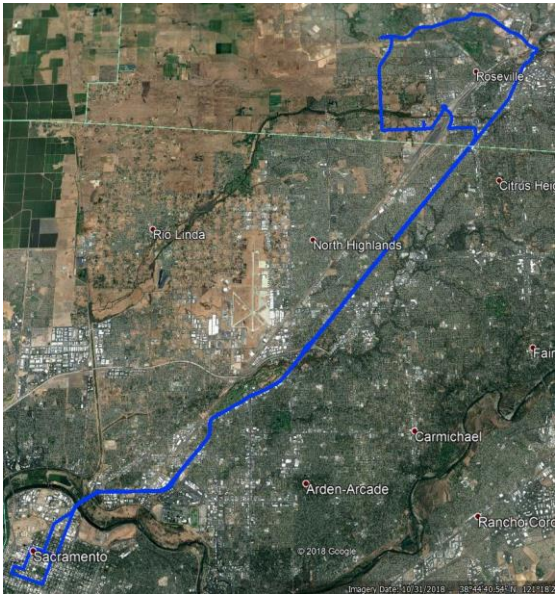
Winter

		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	98.76	0.00	341.24

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	133.47	0.00	306.53

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM - 5 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.10 kWh/mi	2.36 kWh/mi	2.56 kWh/mi	2.62 kWh/mi



Route 5 PM Results

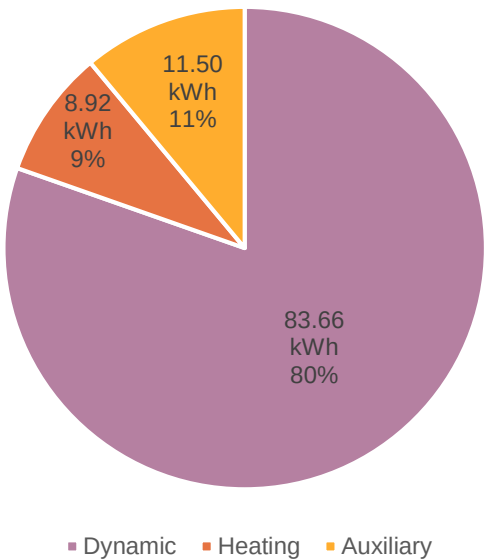


Daily Energy Consumption by Subsystem

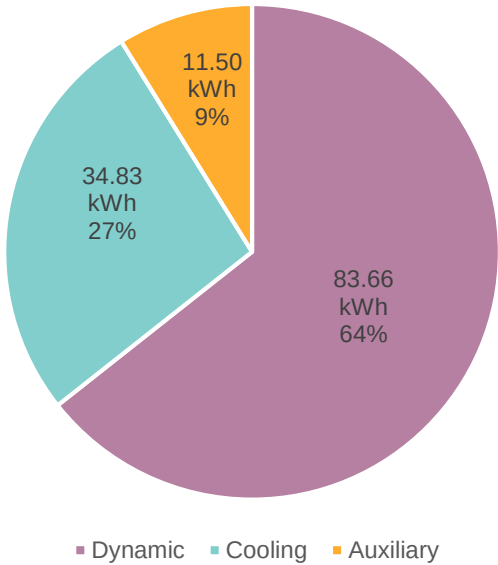
Total Daily Energy Consumption:

Summer:	129.99 KWH	Fall	126.96
Winter:	104.08 KWH	Spring	116.81

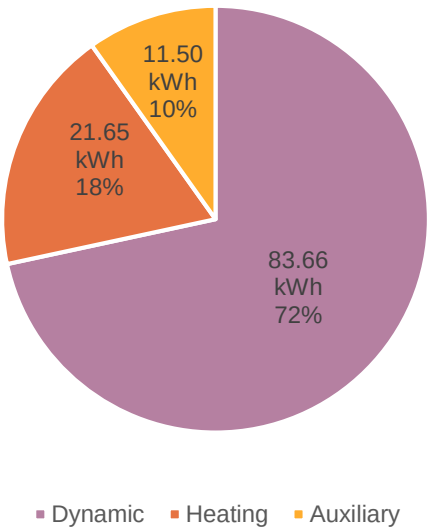
Winter Energy Consumption
over a Single Day



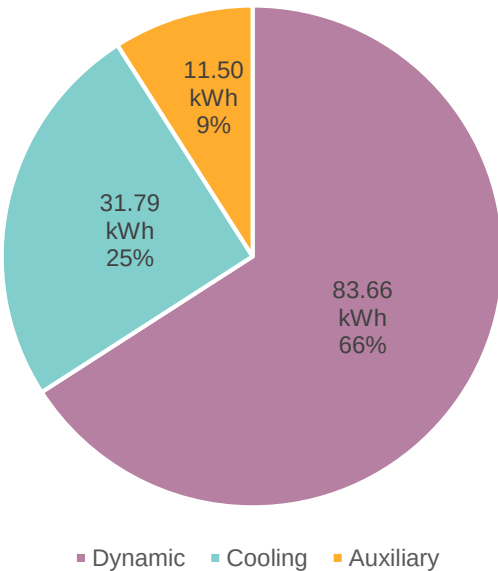
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



k

Route 5 PM Results



Daily State of Charge

Winter

		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	104.08	0.00	335.92

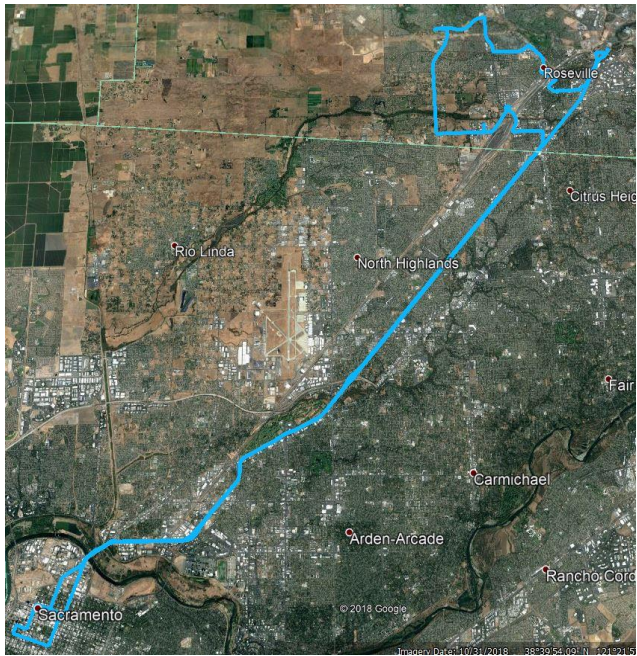
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	129.99	0.00	310.01

Route 6 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM - 6 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
1.96 kWh/mi	2.19 kWh/mi	2.41 kWh/mi	2.47 kWh/mi



Route 6 PM Results

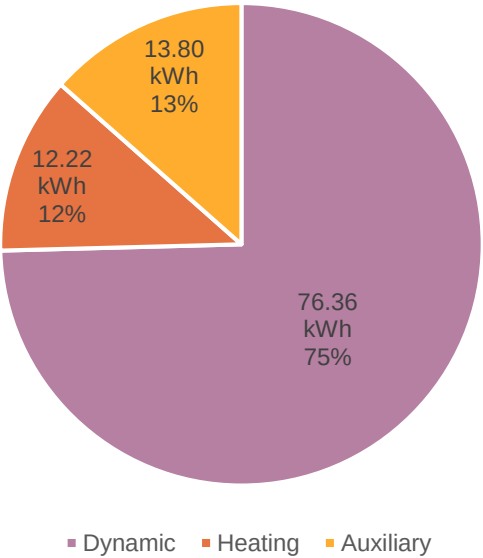


Daily Energy Consumption by Subsystem

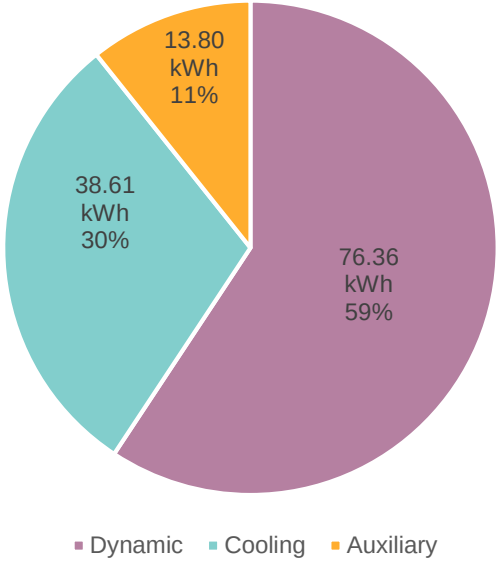
Total Daily Energy Consumption:

Summer:	128.77 KWH	Fall	125.60
Winter:	102.38 KWH	Spring	114.46

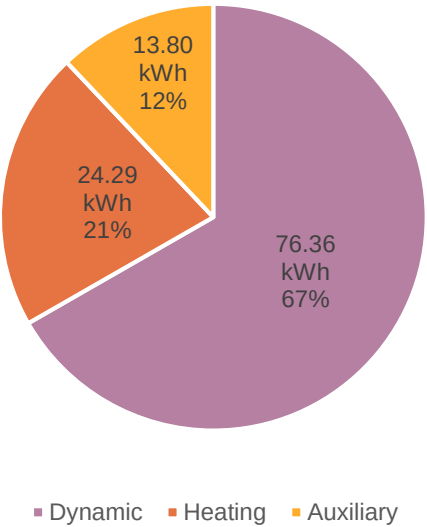
Winter Energy Consumption
over a Single Day



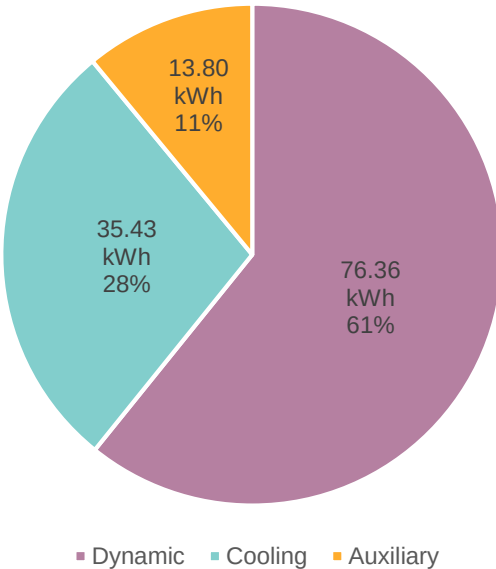
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Route 6 PM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	102.38	0.00	337.62

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	128.77	0.00	311.23

Route 7 PM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM to 6 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
1.97 kWh/mi	2.26 kWh/mi	2.52 kWh/mi	2.60 kWh/mi



Route 7 PM Results

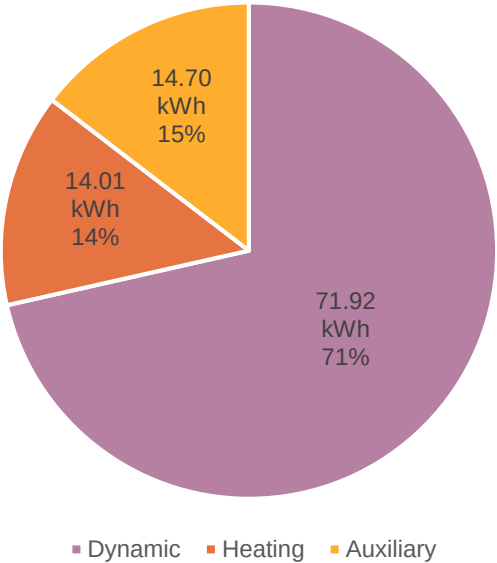


Daily Energy Consumption by Subsystem

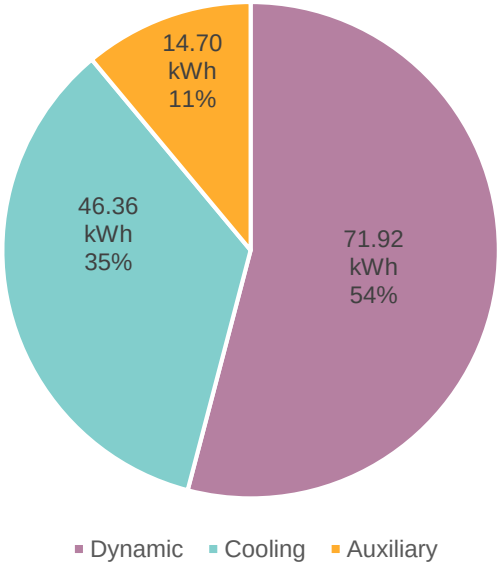
Total Daily Energy Consumption:

Summer:	132.98 KWH	Fall	128.87
Winter:	100.64 KWH	Spring	115.53

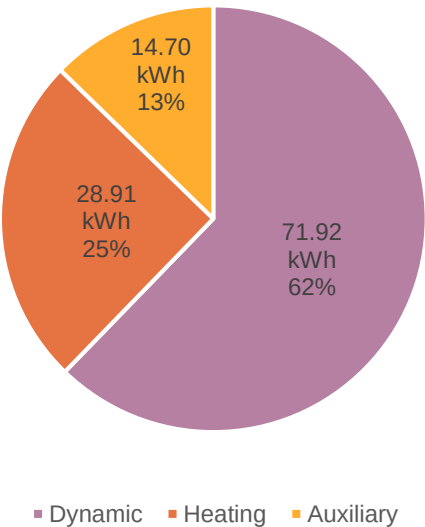
Winter Energy Consumption over a Single Day



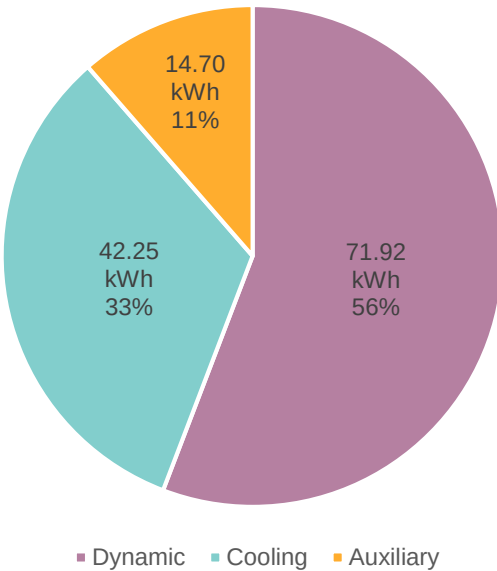
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 7 PM Results

Daily State of Charge



Winter

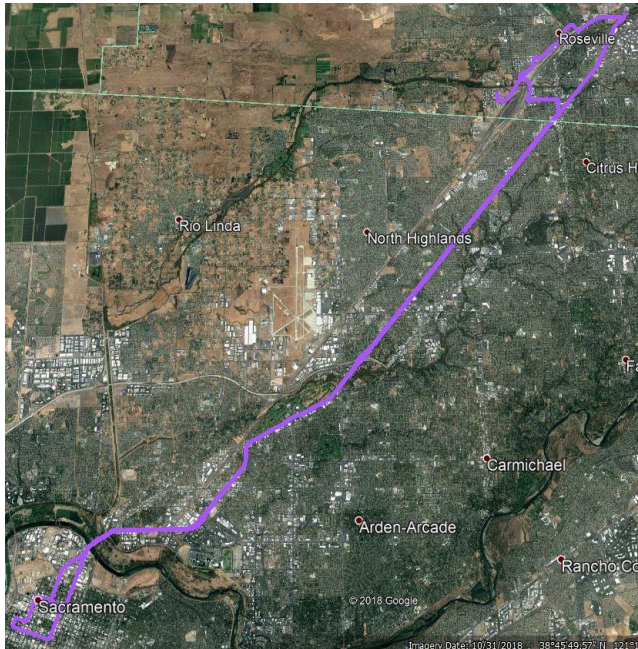
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	100.64	0.00	339.36

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	132.98	0.00	307.02



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 4 PM - 6 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.08 kWh/mi	2.26 kWh/mi	2.42 kWh/mi	2.52 kWh/mi



Route 8 PM Results

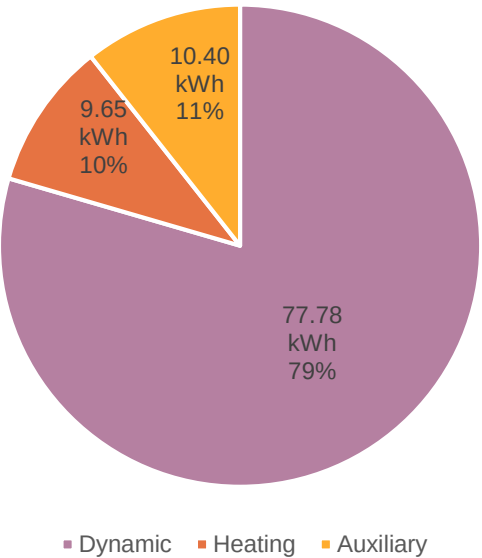


Daily Energy Consumption by Subsystem

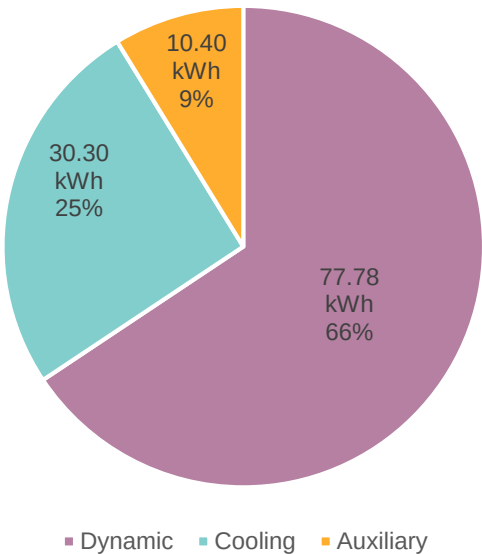
Total Daily Energy Consumption:

Summer:	118.48 KWH	Fall	114.06
Winter:	97.83 KWH	Spring	106.22

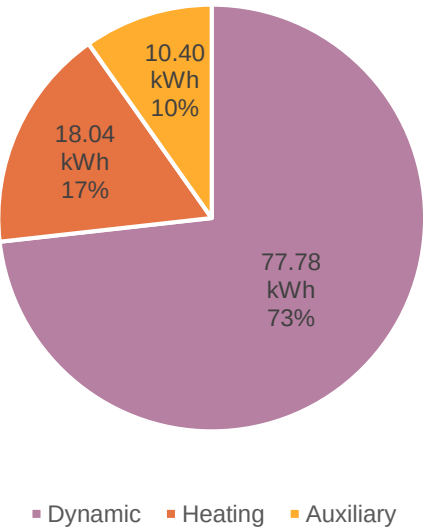
Winter Energy Consumption over a Single Day



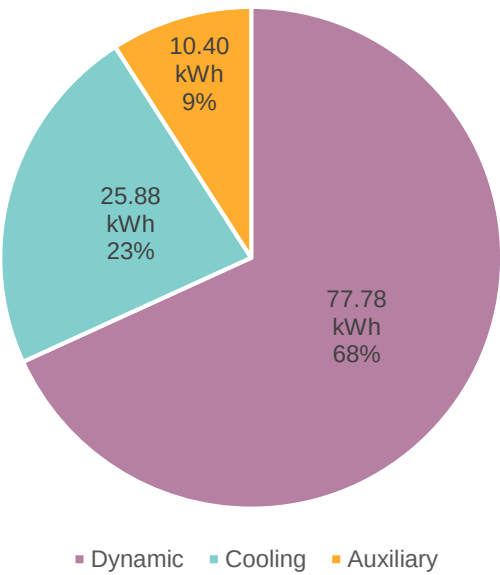
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Route 8 PM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	97.83	0.00	342.17

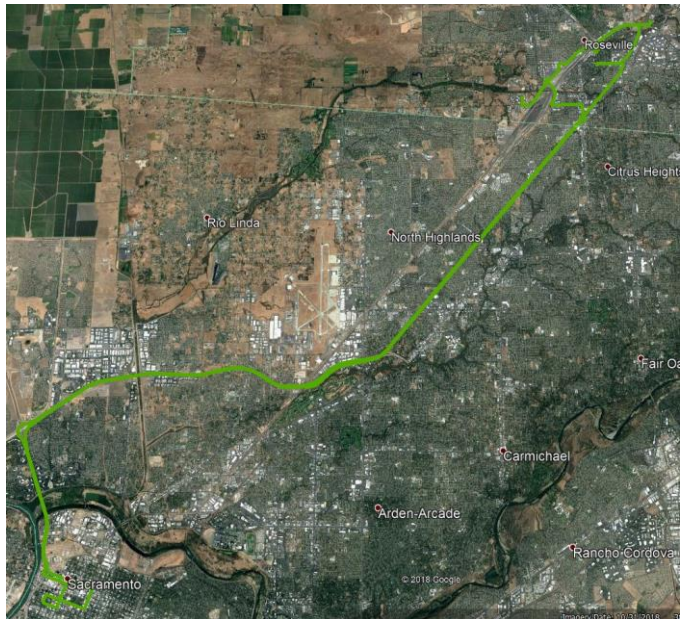
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	118.48	0.00	321.52

Alternative Route 10 AM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 7 AM - 9 AM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
4.88 kWh/mi	4.49 kWh/mi	4.63 kWh/mi	4.59 kWh/mi



Alternative Route 10 AM Results

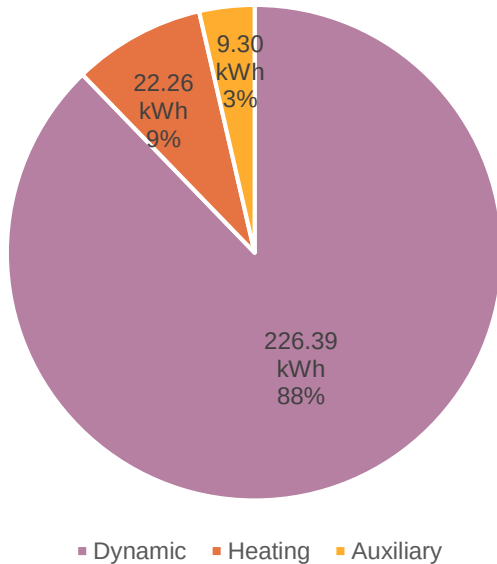


Daily Energy Consumption by Subsystem

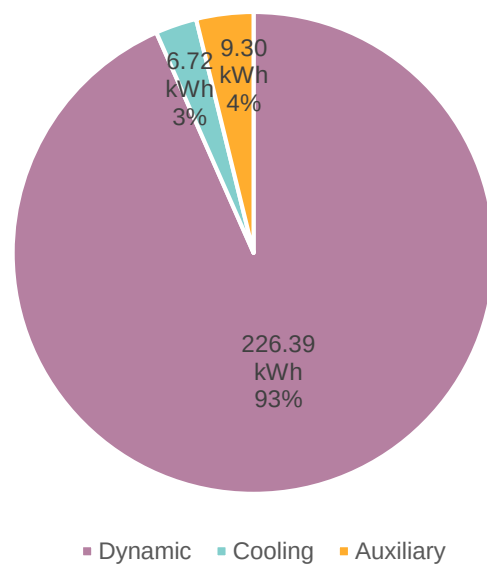
Total Daily Energy Consumption:

Summer:	242.41 KWH	Fall	244.43
Winter:	257.95 KWH	Spring	237.03

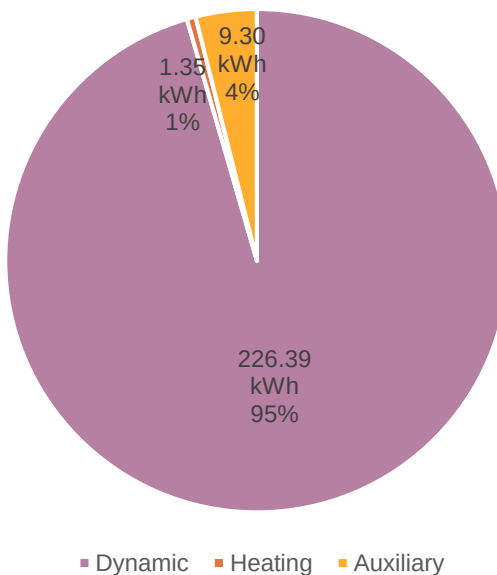
Winter Energy Consumption over a Single Day



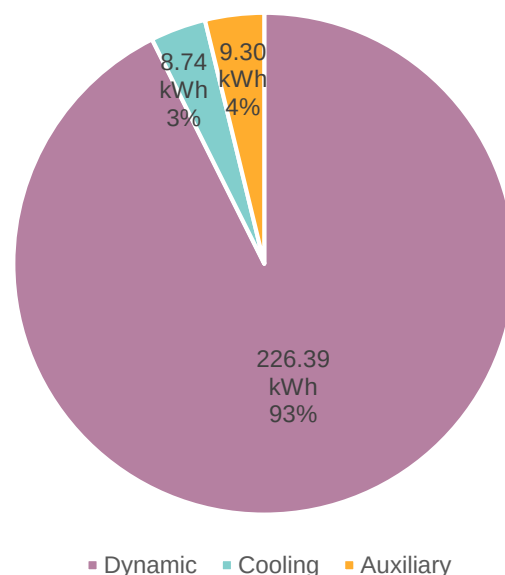
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Alternative Route 10 AM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	257.95	0.00	182.05

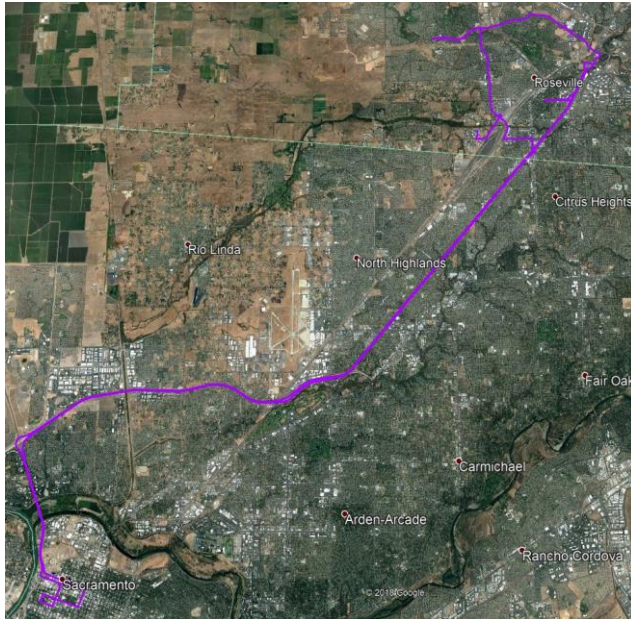
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	242.41	0.00	197.59

Alternative Route 2 and 10 AM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 5 AM - 9 AM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

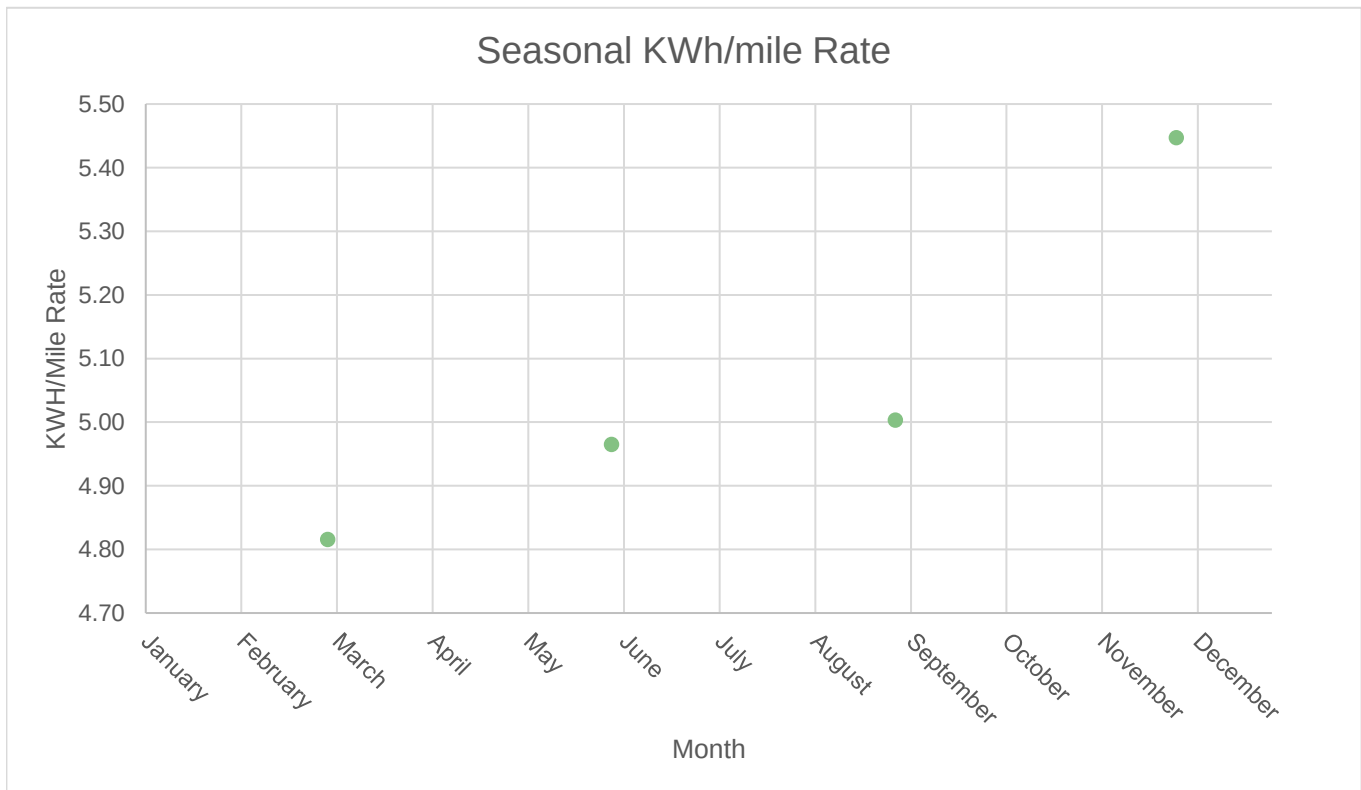
Seasonal kWh per Mile Rate

Average Winter:
5.45 kWh/mi

Average Spring:
4.82 kWh/mi

Average Fall:
5.00 kWh/mi

Average Summer:
4.96 kWh/mi



Alternative Route 2 and 10 AM Results

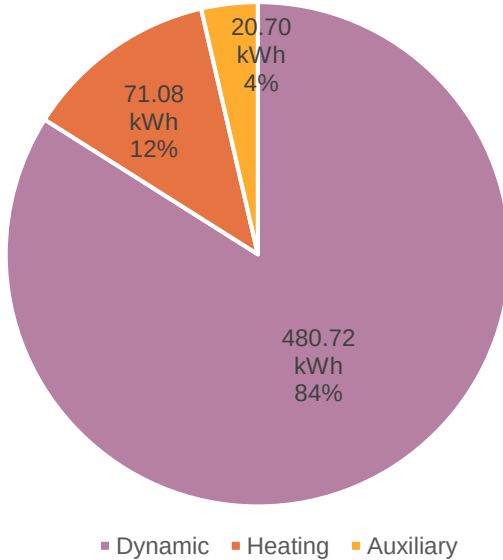


Daily Energy Consumption by Subsystem

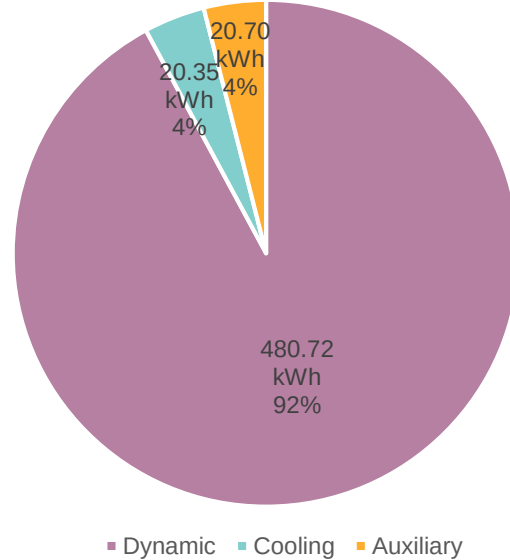
Total Daily Energy Consumption:

Summer:	521.78 KWH	Fall	525.79
Winter:	572.50 KWH	Spring	506.07

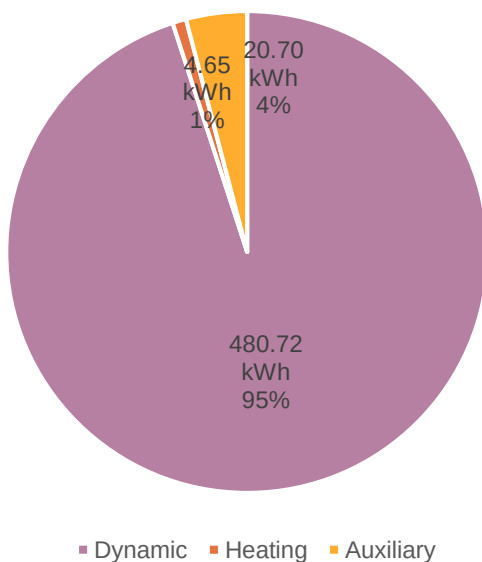
Winter Energy Consumption over a Single Day



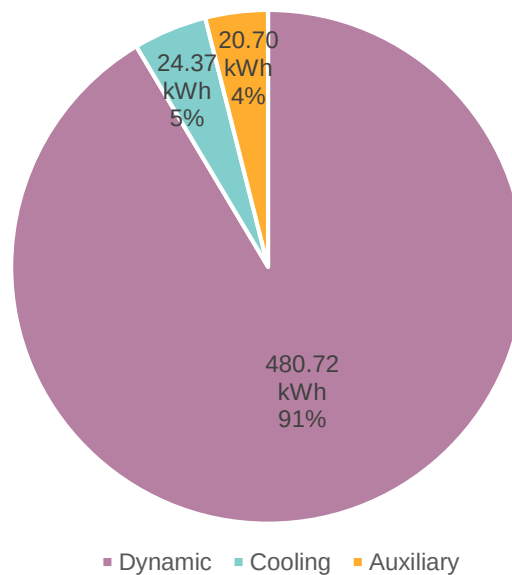
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Alternative Route 2 and 10 AM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	572.50	0.00	-132.50

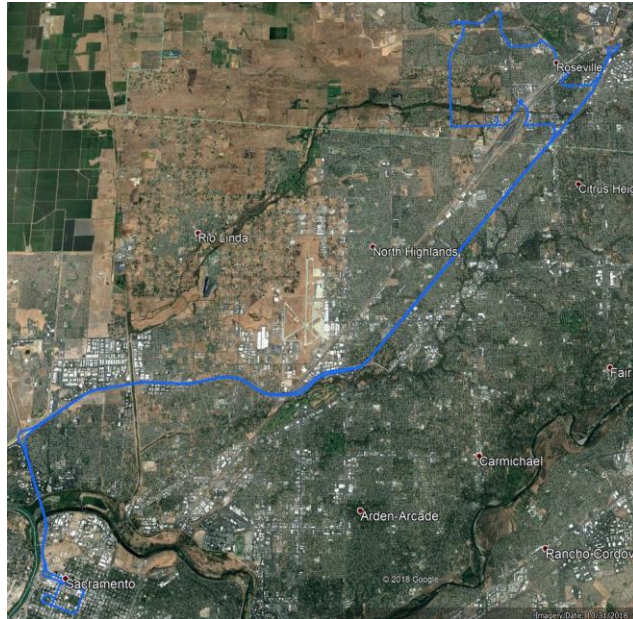
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	521.78	0.00	-81.78

Alternative Route 2 and 9 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst XR 40
Battery Size: 440 KWH
Hours of Service: 3 PM - 7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:
2.77 kWh/mi

Average Spring:
3.01 kWh/mi

Average Fall:
3.28 kWh/mi

Average Summer:
3.37 kWh/mi



Alternative Route 2 and 9 PM Results

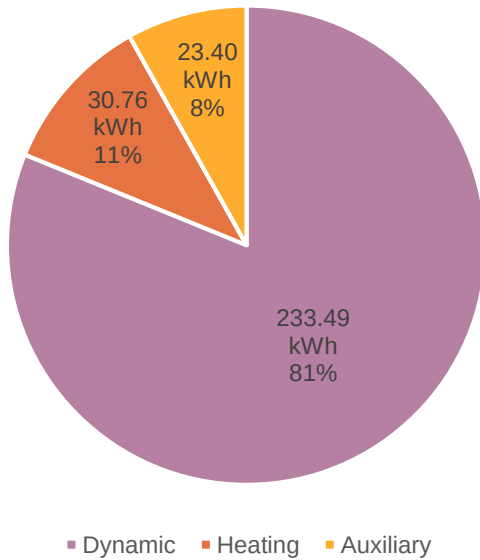


Daily Energy Consumption by Subsystem

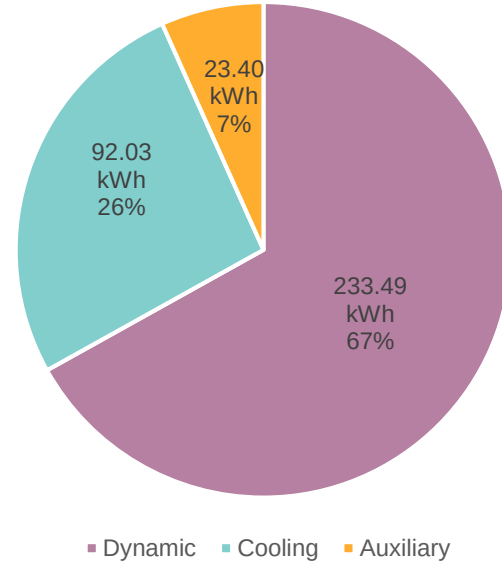
Total Daily Energy Consumption:

Summer:	348.92 KWH	Fall	339.71
Winter:	287.65 KWH	Spring	312.44

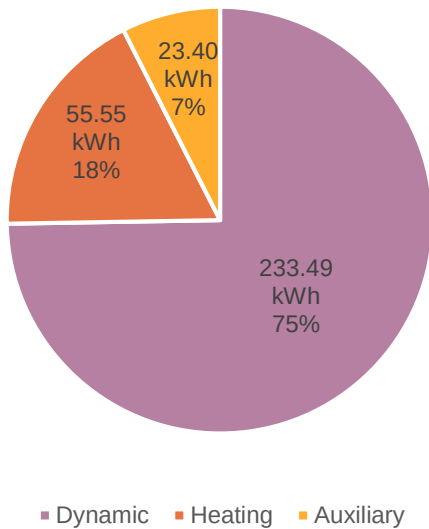
Winter Energy Consumption
over a Single Day



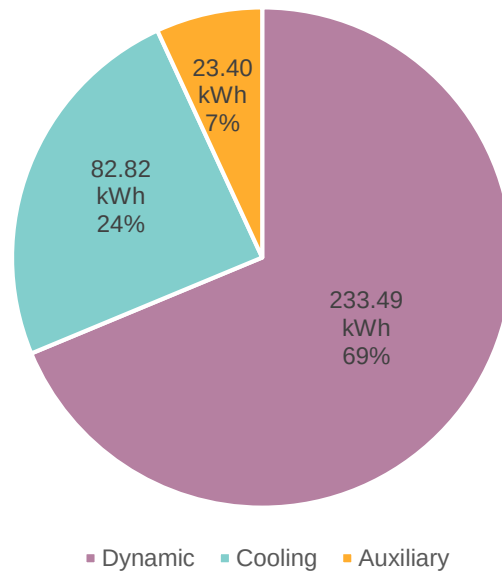
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Alternative Route 2 and 9 PM Results



Daily State of Charge

Winter

		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	287.65	0.00	152.35

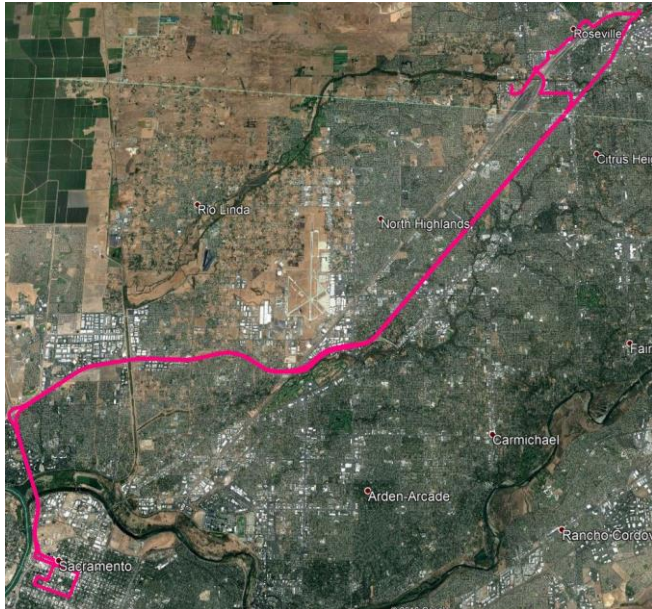
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	348.92	0.00	91.08

Alternative Route 2 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM
5 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:
2.73 kWh/mi

Average Spring:
3.06 kWh/mi

Average Fall:
3.33 kWh/mi

Average Summer:
3.43 kWh/mi



Alternative Route 2 PM Results

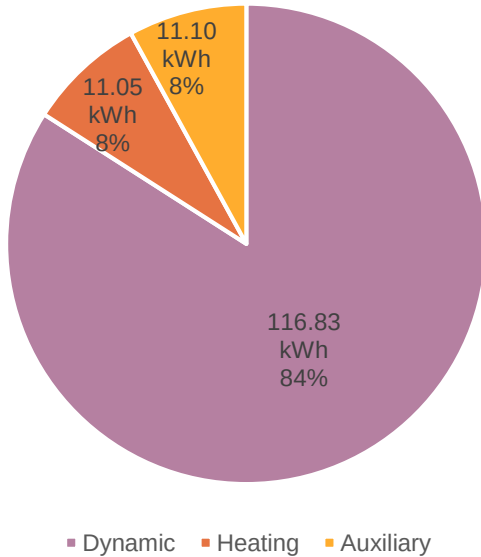


Daily Energy Consumption by Subsystem

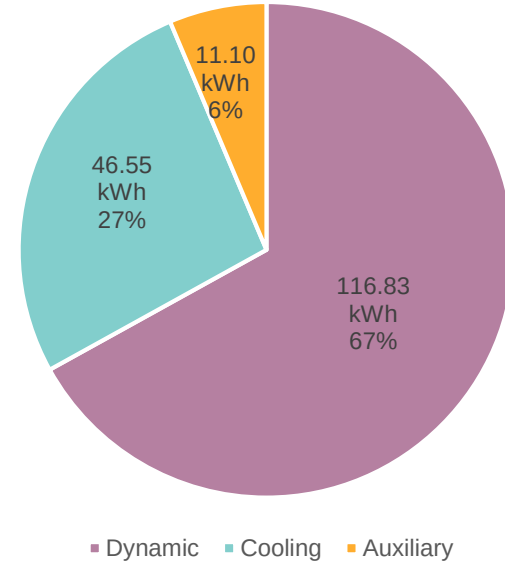
Total Daily Energy Consumption:

Summer:	174.48 KWH	Fall	169.70
Winter:	138.98 KWH	Spring	155.92

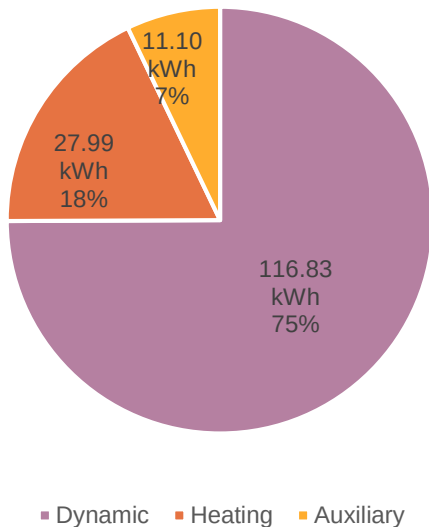
Winter Energy Consumption over a Single Day



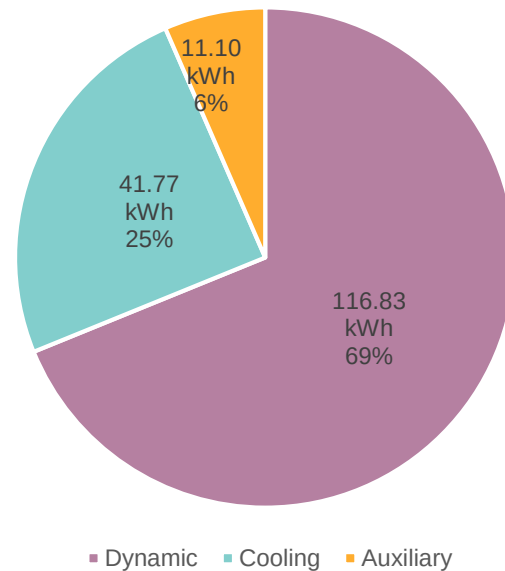
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Alternative Route 2 PM Results



Daily State of Charge

Winter

		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	138.98	0.00	301.02

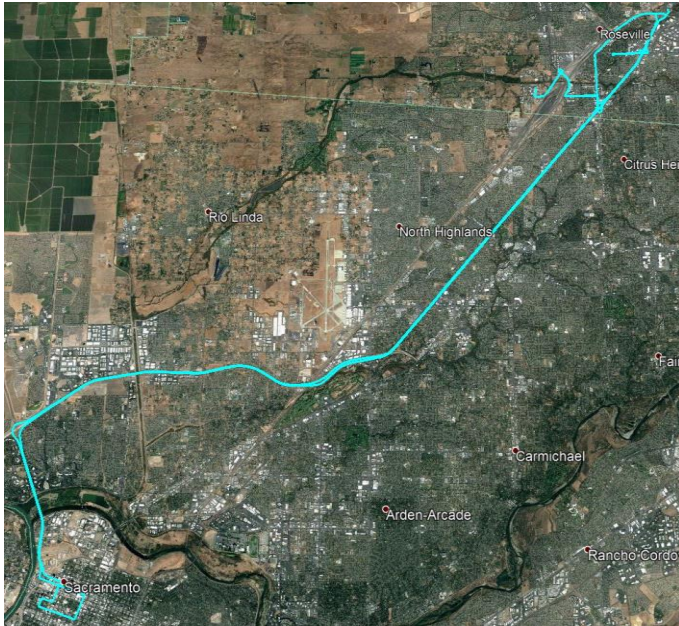
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	174.48	0.00	265.52

Alternative Route 3 and 10 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM - 7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

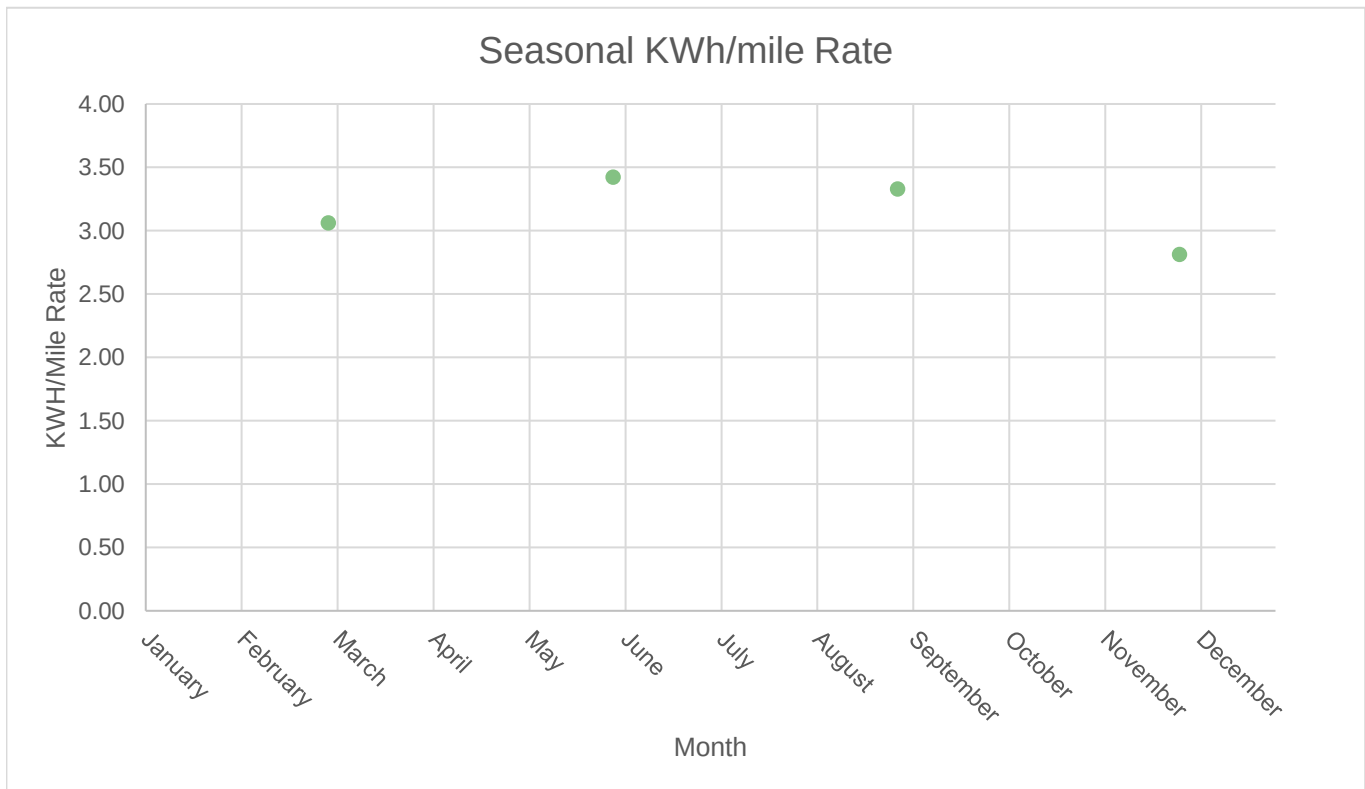
Seasonal kWh per Mile Rate

Average Winter:
2.81 kWh/mi

Average Spring:
3.06 kWh/mi

Average Fall:
3.33 kWh/mi

Average Summer:
3.42 kWh/mi



Alternative Route 3 and 10 PM Results

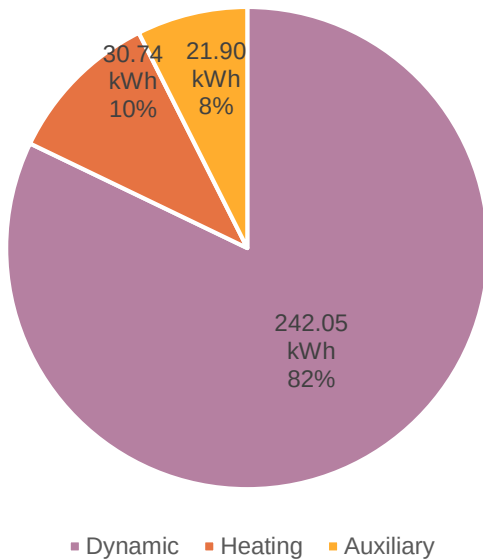


Daily Energy Consumption by Subsystem

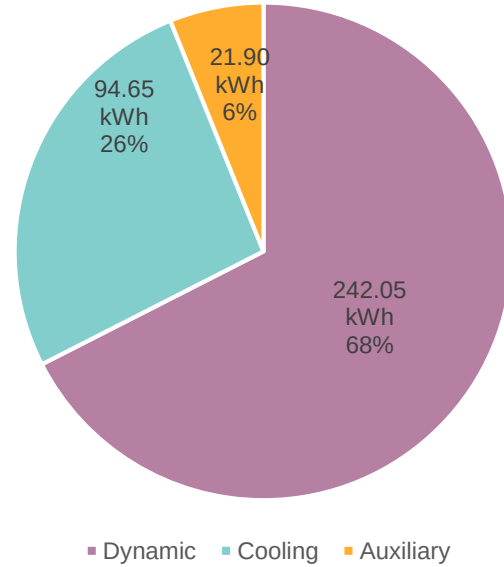
Total Daily Energy Consumption:

Summer:	358.60 KWH	Fall	348.75
Winter:	294.68 KWH	Spring	320.70

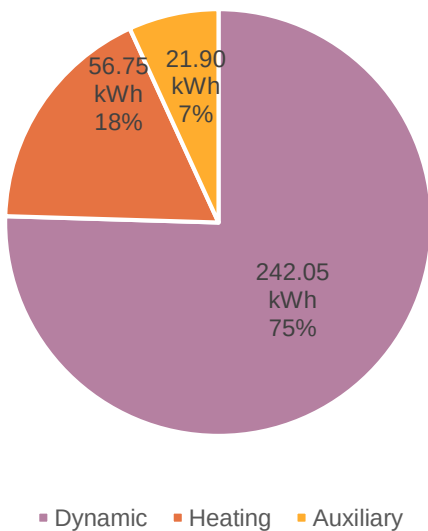
Winter Energy Consumption over a Single Day



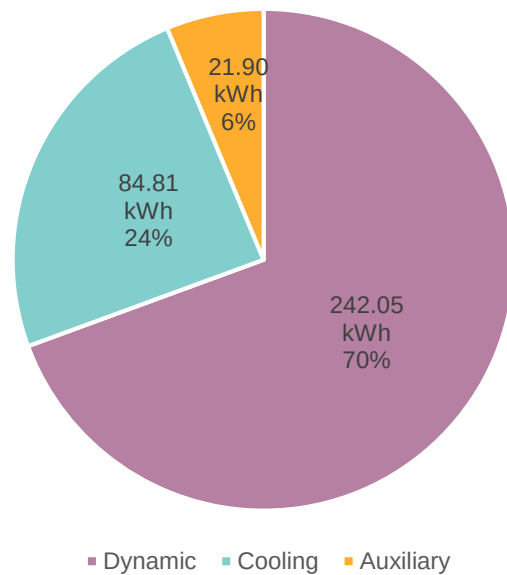
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Alternative Route 3 and 10 PM Results



Daily State of Charge

Winter

		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	294.68	0.00	145.32

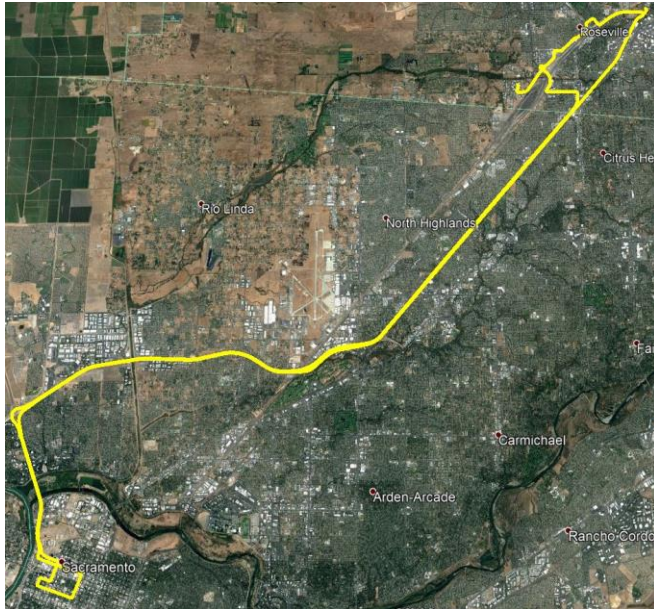
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	358.60	0.00	81.40

Alternate Route 3 PM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 3 PM to 5 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:
2.49 kWh/mi

Average Spring:
2.69 kWh/mi

Average Fall:
2.86 kWh/mi

Average Summer:
2.92 kWh/mi



Alternate Route 3 PM Results

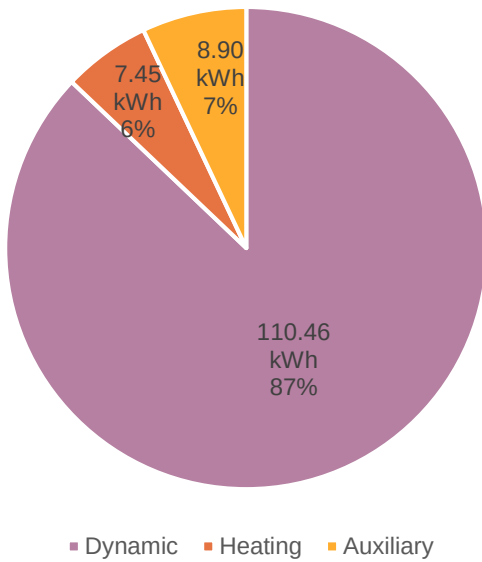


Daily Energy Consumption by Subsystem

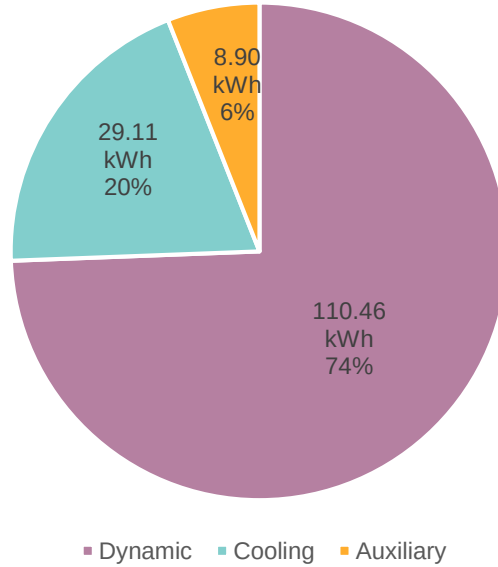
Total Daily Energy Consumption:

Summer:	148.47 KWH	Fall	145.79
Winter:	126.81 KWH	Spring	137.14

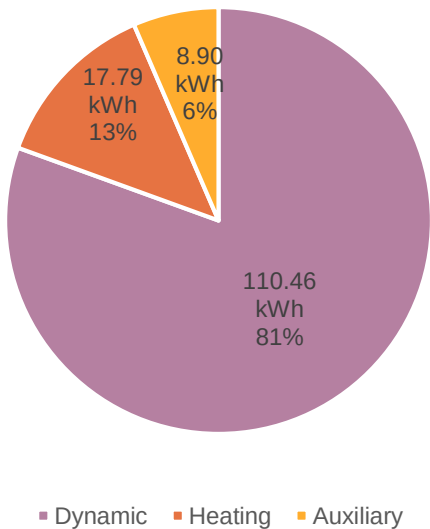
Winter Energy Consumption
over a Single Day



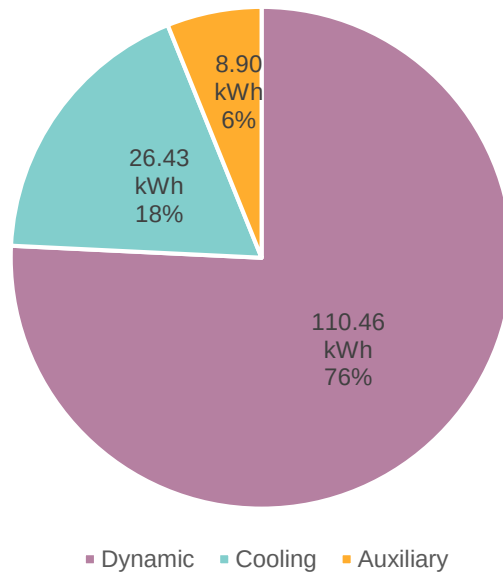
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Alternate Route 3 PM Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	126.81	0.00	313.19

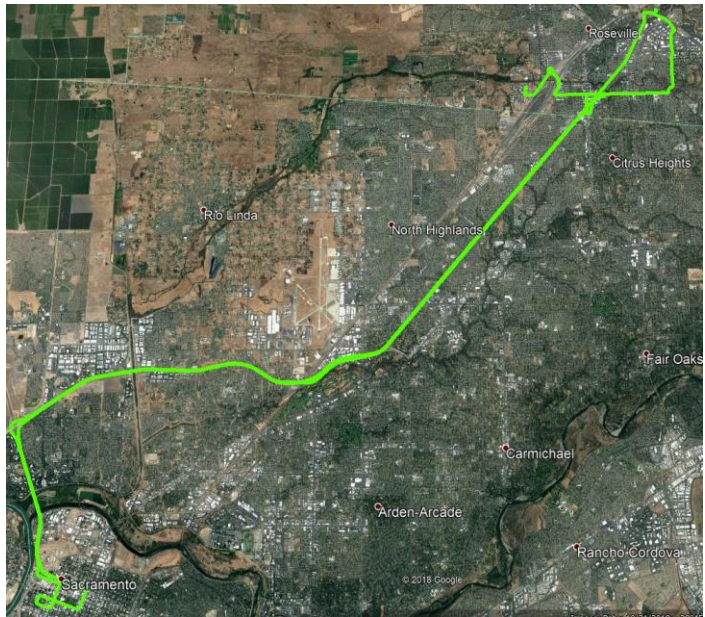
Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	148.47	0.00	291.53

Alternative Route 4 AM Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 40
Battery Size: 440 KWH
Hours of Service: 6 AM - 8 AM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
4.99 kWh/mi	4.50 kWh/mi	4.61 kWh/mi	4.61 kWh/mi



Alternative Route 4 AM Results

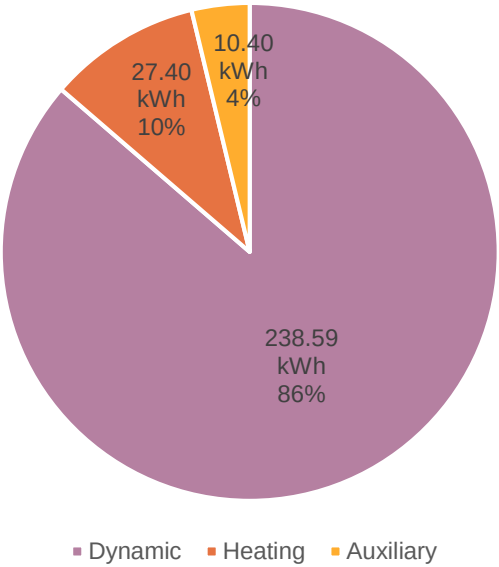


Daily Energy Consumption by Subsystem

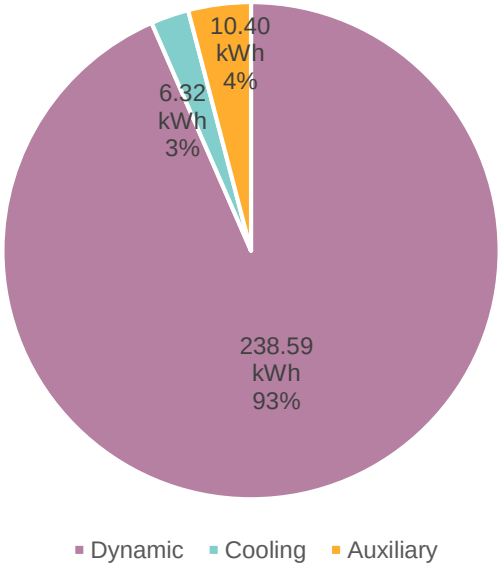
Total Daily Energy Consumption:

Summer:	255.32 KWH	Fall	255.08
Winter:	276.39 KWH	Spring	248.99

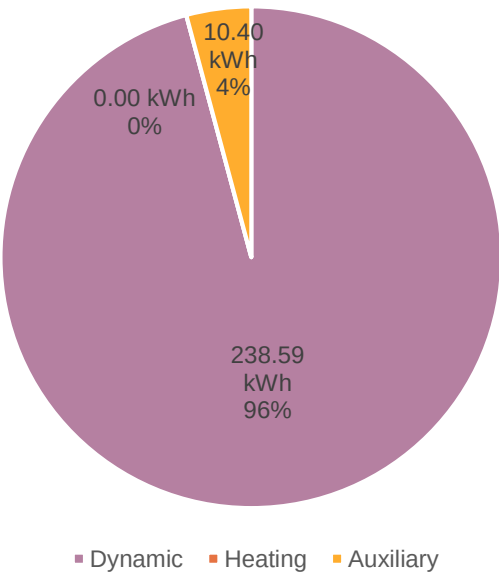
Winter Energy Consumption over a Single Day



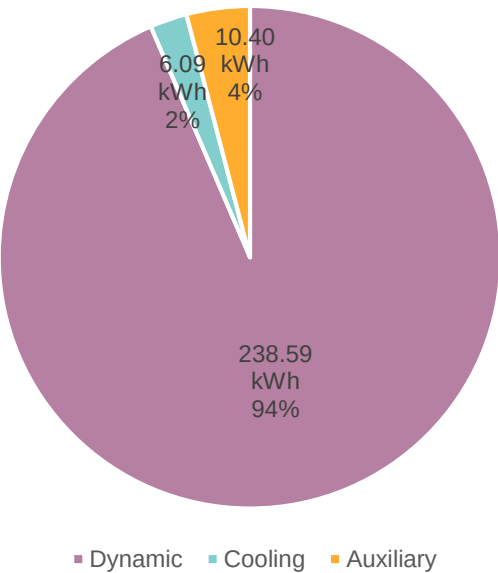
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Alternative Route 4 AM Results



Daily State of Charge

Winter

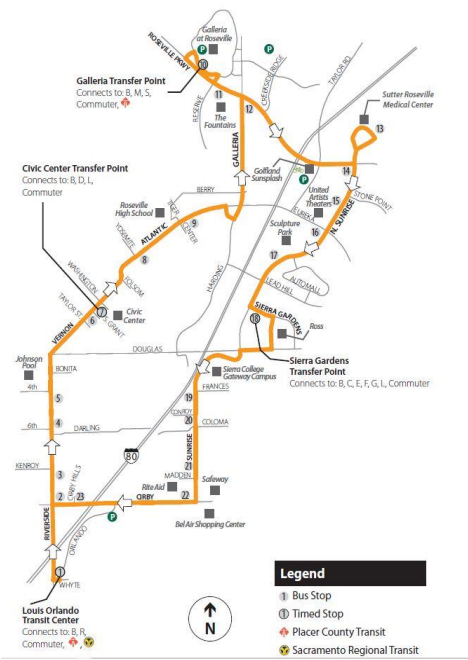
Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	276.39	0.00	163.61

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	255.32	0.00	184.68

Local Route A1 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM - 10 PM

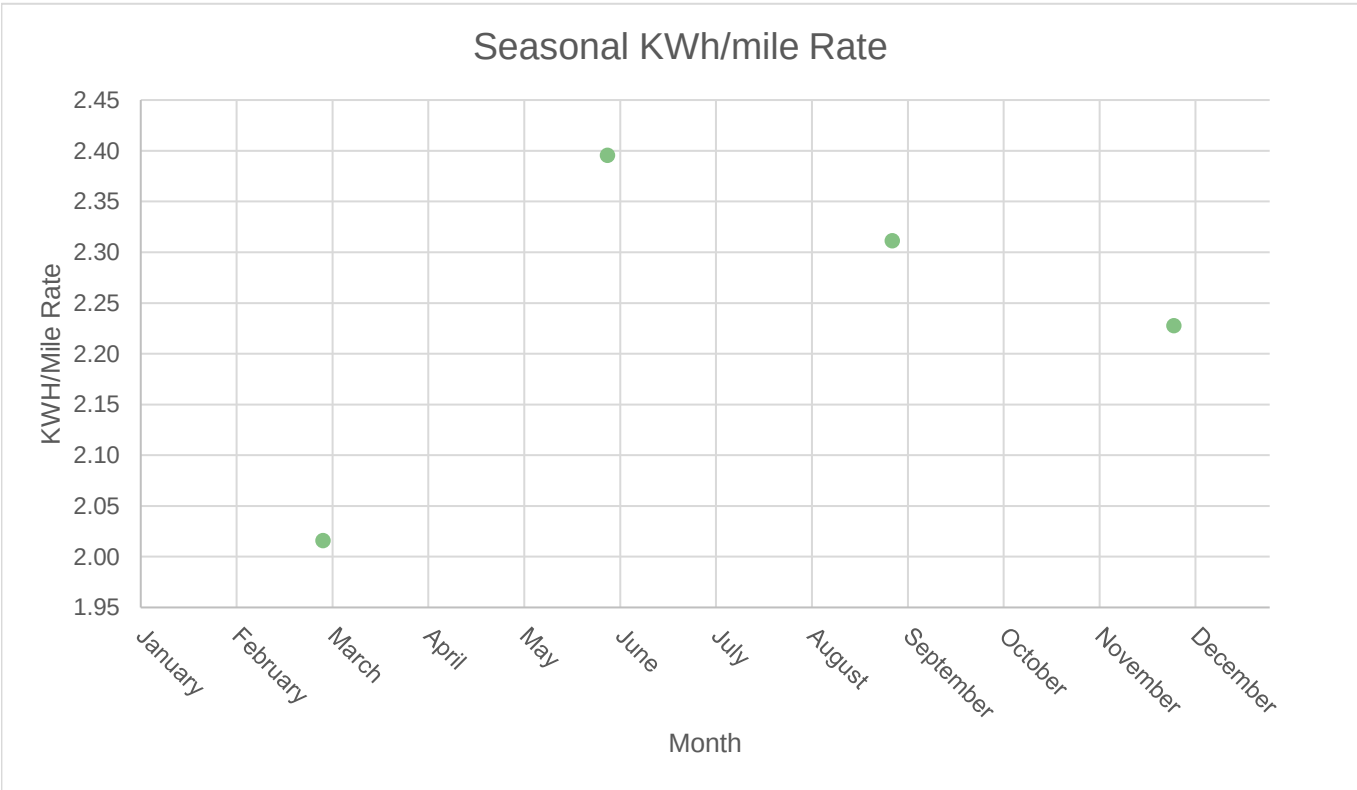
Charging Station Design

☒ On-Route Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 9 Minutes

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.23 kWh/mi	2.02 kWh/mi	2.31 kWh/mi	2.40 kWh/mi



Local Route A1 Results

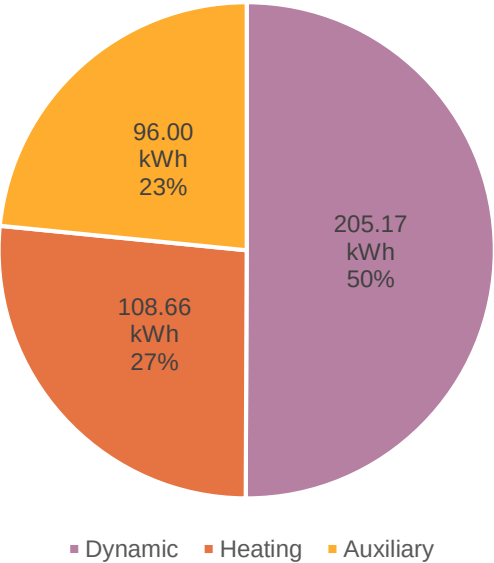


Daily Energy Consumption by Subsystem

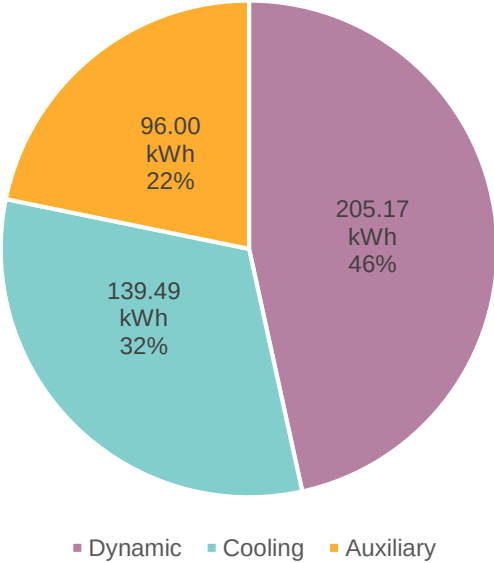
Total Daily Energy Consumption:

Summer:	440.66 KWH	Fall	425.13
Winter:	409.83 KWH	Spring	370.82

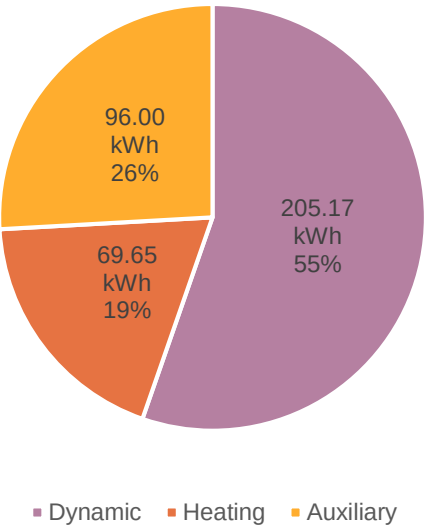
Winter Energy Consumption
over a Single Day



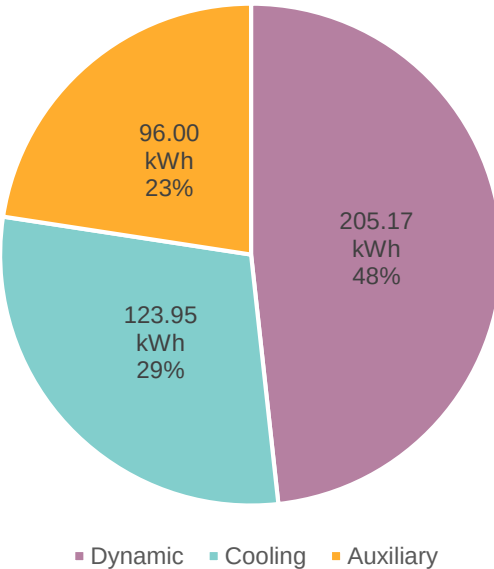
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route A1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	20.61	0.00	419.39
2	419.39	21.81	42.43	440.00
3	440.00	22.45	0.00	417.55
4	417.55	24.20	45.00	438.36
5	438.36	26.04	0.00	412.32
6	412.32	27.80	45.00	429.52
7	429.52	29.52	0.00	400.00
8	400.00	31.68	45.00	413.33
9	413.33	34.02	0.00	379.30
10	379.30	34.02	45.00	390.28
11	390.28	33.71	0.00	356.57
12	356.57	31.28	45.00	370.29
13	370.29	29.39	0.00	340.89
14	340.89	27.38	45.00	358.51
15	358.51	24.11	0.00	334.40
16	334.40	22.64	45.00	356.76

Local Route A1 Results



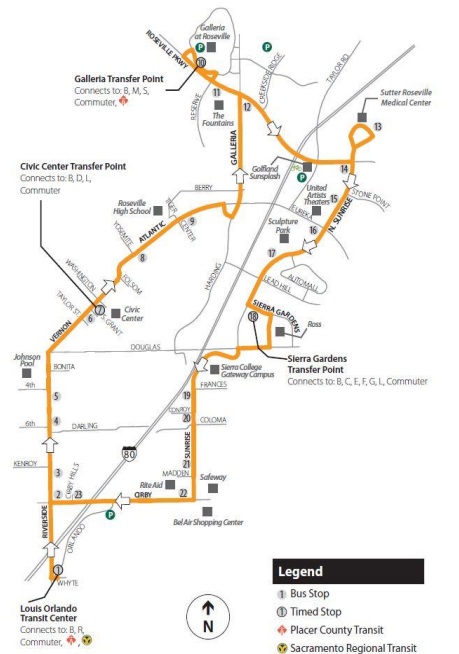
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	30.63	0.00	409.37
2	409.37	29.65	45.00	424.72
3	424.72	28.67	0.00	396.05
4	396.05	27.69	45.00	413.36
5	413.36	26.73	0.00	386.63
6	386.63	25.77	45.00	405.86
7	405.86	24.83	0.00	381.02
8	381.02	23.91	45.00	402.12
9	402.12	22.94	0.00	379.18
10	379.18	21.77	45.00	402.41
11	402.41	22.67	0.00	379.74
12	379.74	23.49	45.00	401.25
13	401.25	24.19	0.00	377.06
14	377.06	24.90	45.00	397.16
15	397.16	25.63	0.00	371.53
16	371.53	26.36	45.00	390.17

Saturday Local Route A1 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 8 AM - 5 PM

Charging Station Design

☒ On-Route Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 9 Minutes

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.17 kWh/mi	2.18 kWh/mi	2.54 kWh/mi	2.55 kWh/mi



Saturday Local Route A1 Results

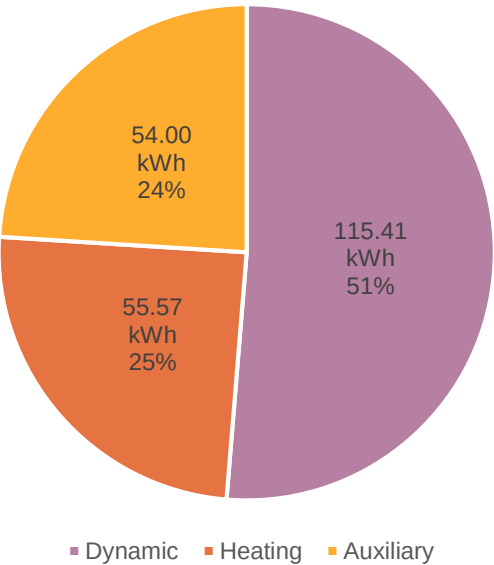


Daily Energy Consumption by Subsystem

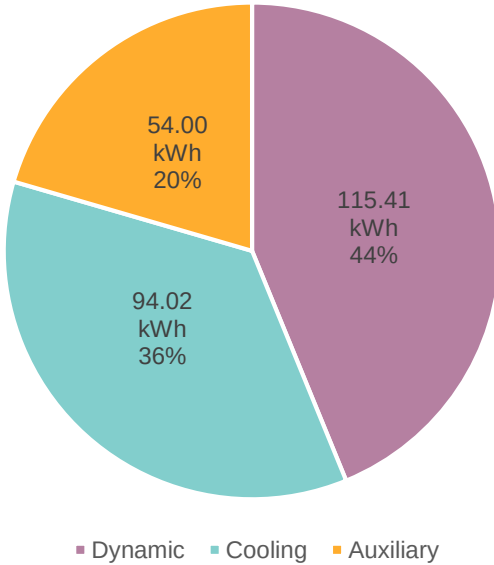
Total Daily Energy Consumption:

Summer:	263.43 KWH	Fall	262.44
Winter:	224.98 KWH	Spring	225.43

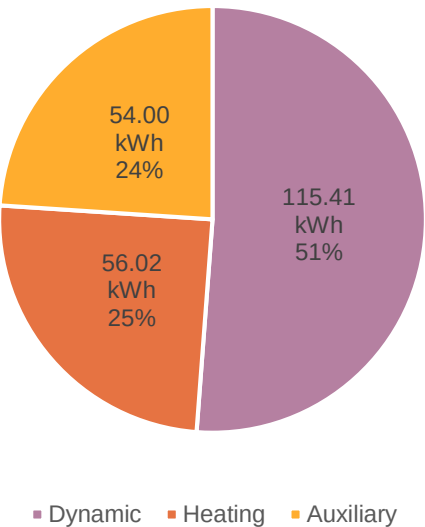
Winter Energy Consumption
over a Single Day



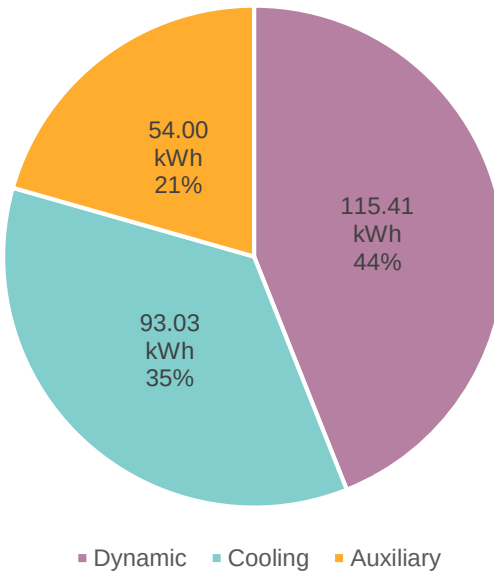
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Saturday Local Route A1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	22.45	0.00	417.55
2	417.55	24.20	45.00	438.36
3	438.36	26.04	0.00	412.32
4	412.32	27.80	45.00	429.52
5	429.52	29.52	0.00	400.00
6	400.00	31.68	45.00	413.33
7	413.33	34.02	0.00	379.30
8	379.30	34.02	45.00	390.28
9	390.28	33.71	0.00	356.57

Saturday Local Route A1 Results



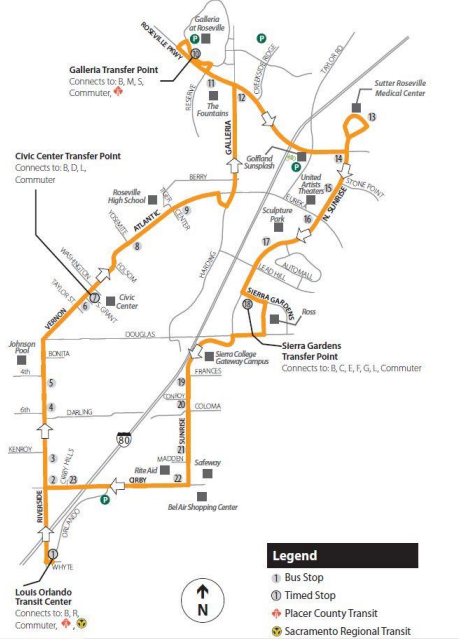
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	28.67	0.00	411.33
2	411.33	27.69	45.00	428.64
3	428.64	26.73	0.00	401.91
4	401.91	25.77	45.00	421.13
5	421.13	24.83	0.00	396.30
6	396.30	23.91	45.00	417.39
7	417.39	22.94	0.00	394.46
8	394.46	21.77	45.00	417.69
9	417.69	22.67	0.00	395.02

Local Route A2 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM - 7 PM

Charging Station Design

☒ On-Route Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 9 Minutes

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.23 kWh/mi	2.08 kWh/mi	2.38 kWh/mi	2.46 kWh/mi



Local Route A2 Results

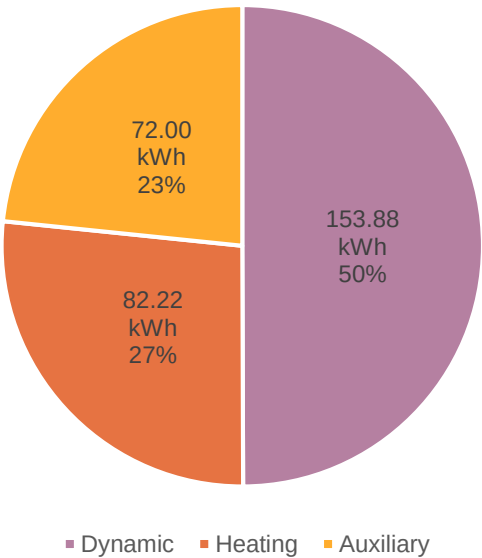


Daily Energy Consumption by Subsystem

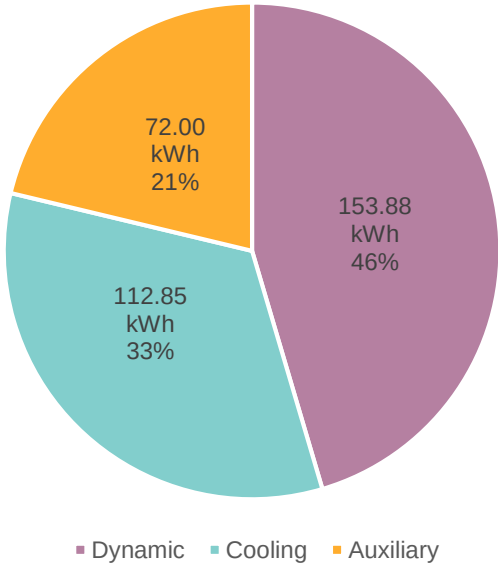
Total Daily Energy Consumption:

Summer:	338.73 KWH	Fall	327.74
Winter:	308.11 KWH	Spring	287.45

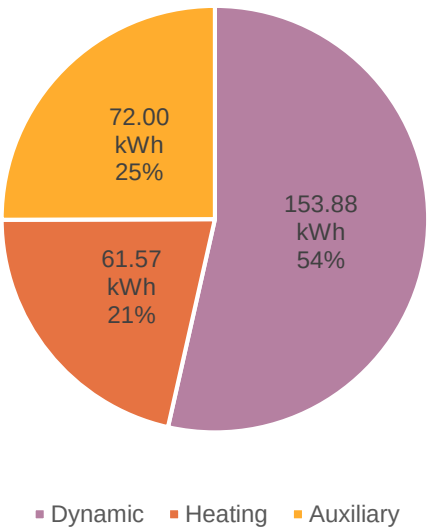
Winter Energy Consumption
over a Single Day



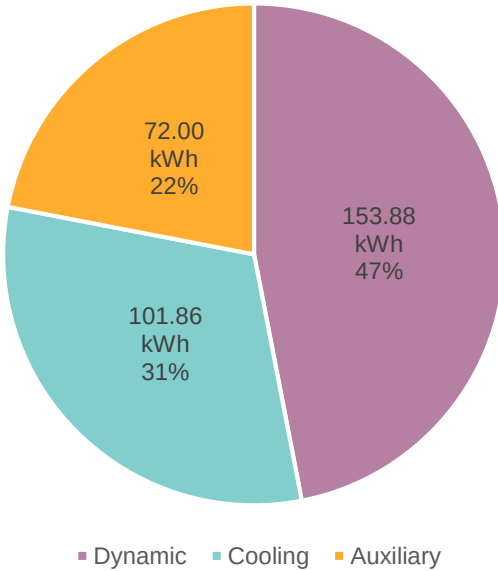
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route A2 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	20.61	0.00	419.39
2	419.39	21.81	42.43	440.00
3	440.00	22.45	0.00	417.55
4	417.55	24.20	45.00	438.36
5	438.36	26.04	0.00	412.32
6	412.32	29.52	45.00	427.80
7	427.80	31.68	0.00	396.12
8	396.12	34.02	45.00	407.10
9	407.10	34.02	0.00	373.08
10	373.08	33.71	45.00	384.37
11	384.37	31.28	0.00	353.08
12	353.08	29.39	45.00	368.69

Local Route A2 Results



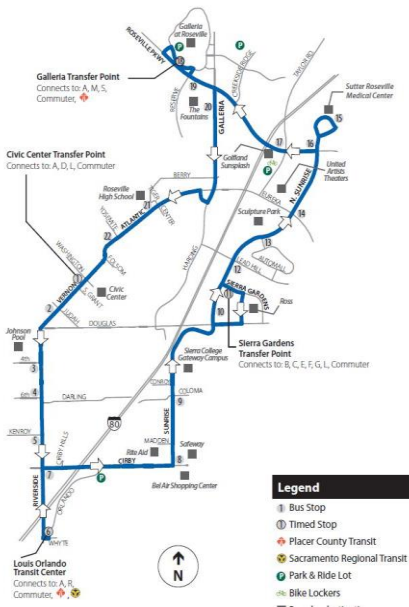
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	30.63	0.00	409.37
2	409.37	29.65	45.00	424.72
3	424.72	28.67	0.00	396.05
4	396.05	27.69	45.00	413.36
5	413.36	26.73	0.00	386.63
6	386.63	25.77	45.00	405.86
7	405.86	23.91	0.00	381.95
8	381.95	22.94	45.00	404.01
9	404.01	21.77	0.00	382.24
10	382.24	22.67	45.00	404.57
11	404.57	23.49	0.00	381.08
12	381.08	24.19	45.00	401.89

Local Route B1 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst XR 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM - 7 PM

Charging Station Design

☒ On-Route Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 8 Minutes

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.21 kWh/mi	2.06 kWh/mi	2.36 kWh/mi	2.43 kWh/mi



Local Route B1 Results

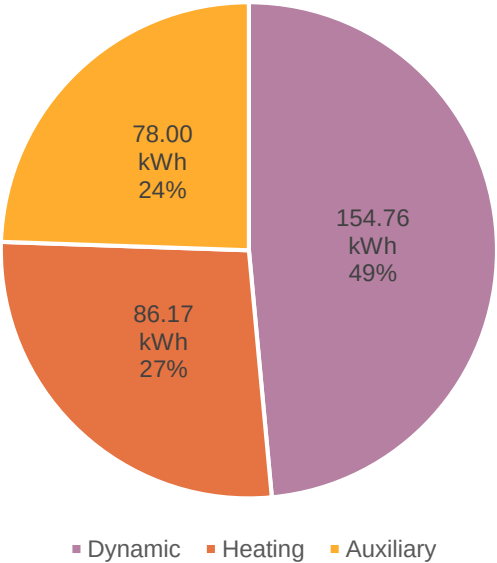


Daily Energy Consumption by Subsystem

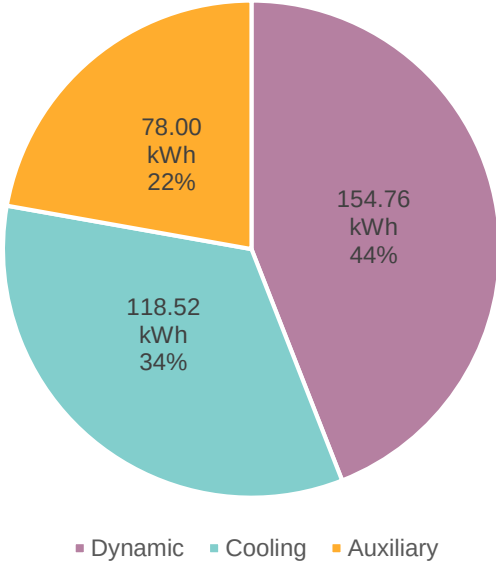
Total Daily Energy Consumption:

Summer:	351.28 KWH	Fall	341.21
Winter:	318.93 KWH	Spring	298.14

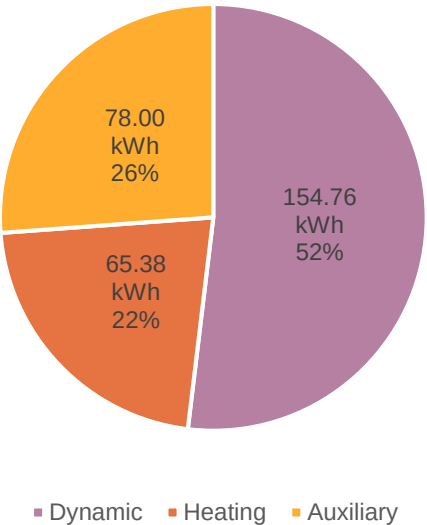
Winter Energy Consumption
over a Single Day



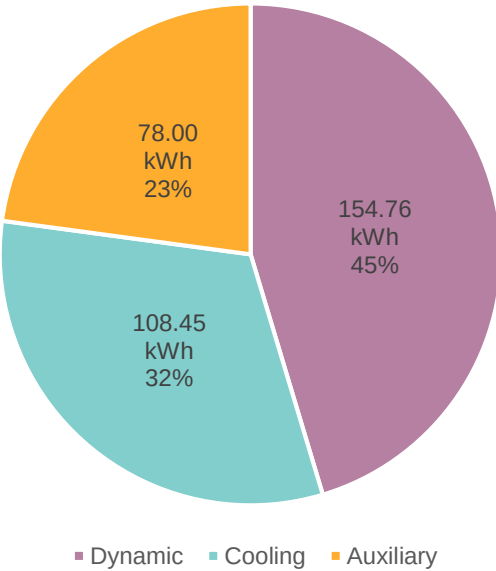
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route B1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	19.67	0.00	420.33
2	420.33	20.86	40.00	439.47
3	439.47	21.47	0.00	417.99
4	417.99	23.19	40.00	434.80
5	434.80	24.99	0.00	409.81
6	409.81	26.68	40.00	423.13
7	423.13	28.33	0.00	394.80
8	394.80	30.40	40.00	404.40
9	404.40	32.62	0.00	371.78
10	371.78	32.62	40.00	379.16
11	379.16	32.31	0.00	346.85
12	346.85	29.97	40.00	356.88
13	356.88	28.15	0.00	328.72

Local Route B1 Results



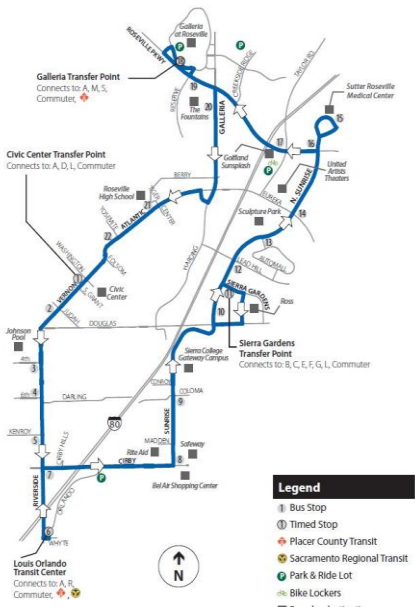
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	29.45	0.00	410.55
2	410.55	28.49	40.00	422.06
3	422.06	27.53	0.00	394.53
4	394.53	26.58	40.00	407.95
5	407.95	25.63	0.00	382.32
6	382.32	24.69	40.00	397.63
7	397.63	23.77	0.00	373.86
8	373.86	22.86	40.00	391.00
9	391.00	21.91	0.00	369.09
10	369.09	20.78	40.00	388.31
11	388.31	21.65	0.00	366.66
12	366.66	22.45	40.00	384.21
13	384.21	23.14	0.00	361.07

Saturday Local Route B1 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst XR 35 ft.
Battery Size: 440 KWH
Hours of Service: 8 AM to 5 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 9 Minutes

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.15 kWh/mi	2.16 kWh/mi	2.52 kWh/mi	2.52 kWh/mi



Saturday Local Route B1 Results

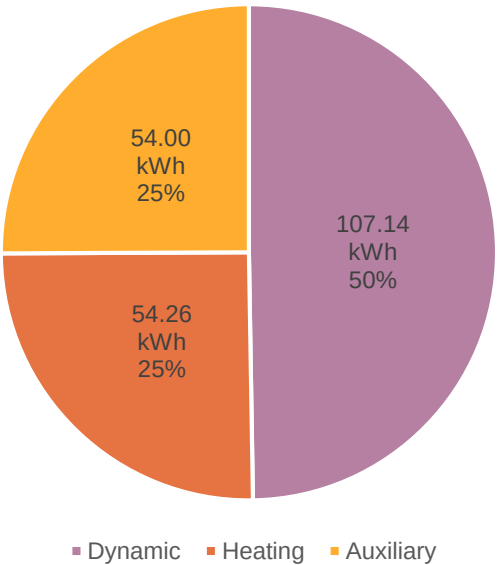


Daily Energy Consumption by Subsystem

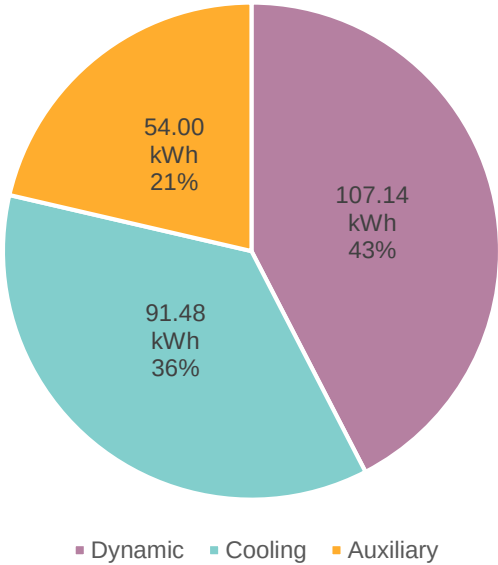
Total Daily Energy Consumption:

Summer:	252.62 KWH	Fall	252.04
Winter:	215.40 KWH	Spring	216.12

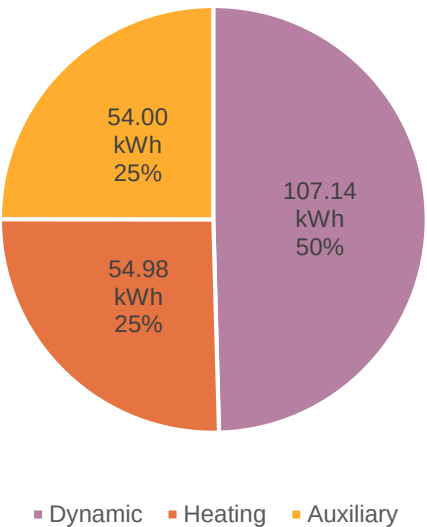
Winter Energy Consumption
over a Single Day



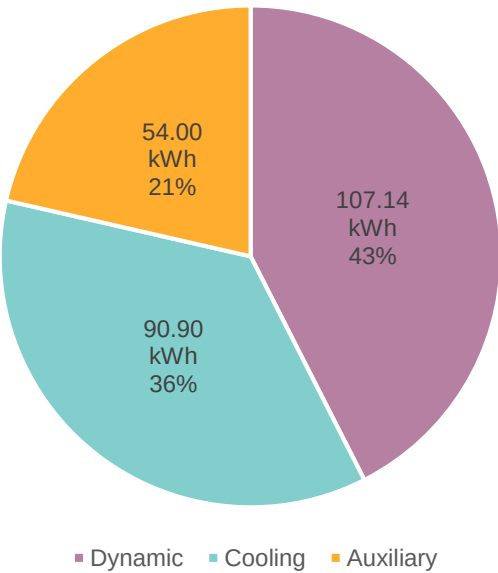
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Saturday Local Route B1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	21.47	0.00	418.53
2	418.53	23.19	44.67	440.00
3	440.00	24.99	0.00	415.01
4	415.01	26.68	45.00	433.33
5	433.33	28.33	0.00	405.00
6	405.00	30.40	45.00	419.61
7	419.61	32.62	0.00	386.98
8	386.98	32.62	45.00	399.36
9	399.36	32.31	0.00	367.05

Saturday Local Route B1 Results



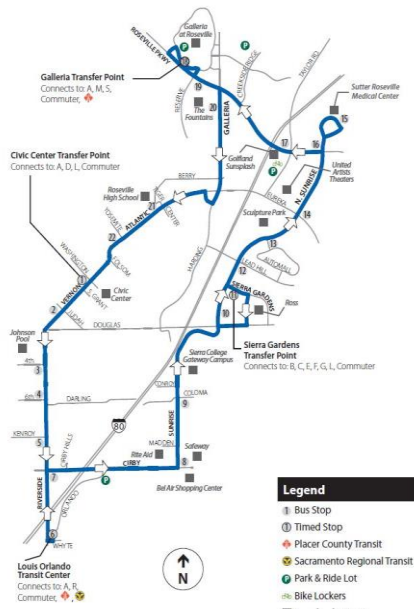
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	27.53	0.00	412.47
2	412.47	26.58	45.00	430.89
3	430.89	25.63	0.00	405.26
4	405.26	24.69	45.00	425.57
5	425.57	23.77	0.00	401.80
6	401.80	22.86	45.00	423.94
7	423.94	21.91	0.00	402.03
8	402.03	20.78	45.00	426.25
9	426.25	21.65	0.00	404.60

Local Route B2 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM - 10 PM

Charging Station Design

☒ On-Route Charging

Charger's output: 300 KW
Visit every 2 Lap
Time at Charger: 9 Minutes

Total Daily Energy Consumption:

Summer:	422.02	Fall:	407.06
Winter:	392.59	Spring:	354.53

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.16 kWh/mi	1.91 kWh/mi	2.18 kWh/mi	2.33 kWh/mi



Local Route B2 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	19.67	0.00	420.33
2	420.33	20.86	40.53	440.00
3	440.00	21.47	0.00	418.53
4	418.53	23.19	44.67	440.00
5	440.00	24.99	0.00	415.01
6	415.01	26.68	45.00	433.33
7	433.33	28.33	0.00	405.00
8	405.00	30.40	45.00	419.61
9	419.61	32.62	0.00	386.98
10	386.98	32.62	45.00	399.36
11	399.36	32.31	0.00	367.05
12	367.05	29.97	45.00	382.08
13	382.08	28.15	0.00	353.92
14	353.92	26.20	45.00	372.72
15	372.72	22.98	0.00	349.74
16	349.74	21.55	45.00	373.19

Local Route B2 Results



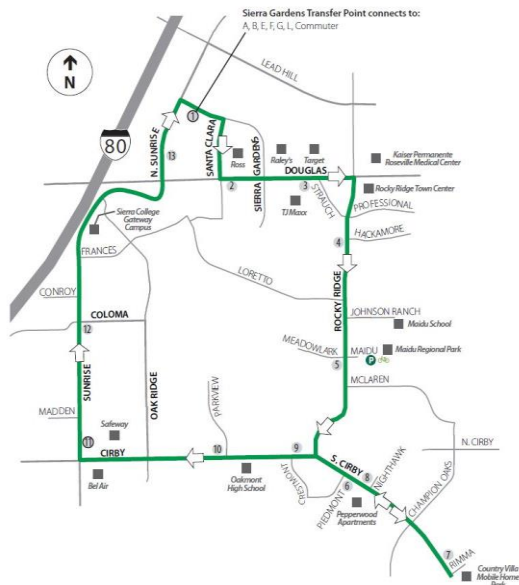
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	29.45	0.00	410.55
2	410.55	28.49	45.00	427.06
3	427.06	27.53	0.00	399.53
4	399.53	26.58	45.00	417.95
5	417.95	25.63	0.00	392.32
6	392.32	24.69	45.00	412.63
7	412.63	23.77	0.00	388.86
8	388.86	22.86	45.00	411.00
9	411.00	21.91	0.00	389.09
10	389.09	20.78	45.00	413.31
11	413.31	21.65	0.00	391.66
12	391.66	22.45	45.00	414.21
13	414.21	23.14	0.00	391.07
14	391.07	23.84	45.00	412.23
15	412.23	24.55	0.00	387.68
16	387.68	25.27	45.00	407.41

Local Route C Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM - 7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.08 kWh/mi	1.93 kWh/mi	2.19 kWh/mi	2.26 kWh/mi



Local Route C Results

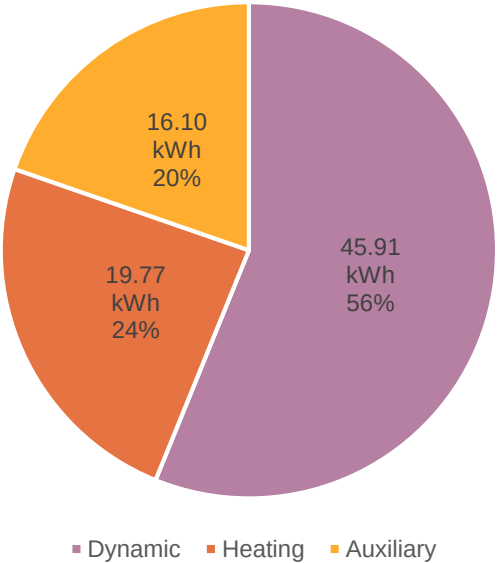


Daily Energy Consumption by Subsystem

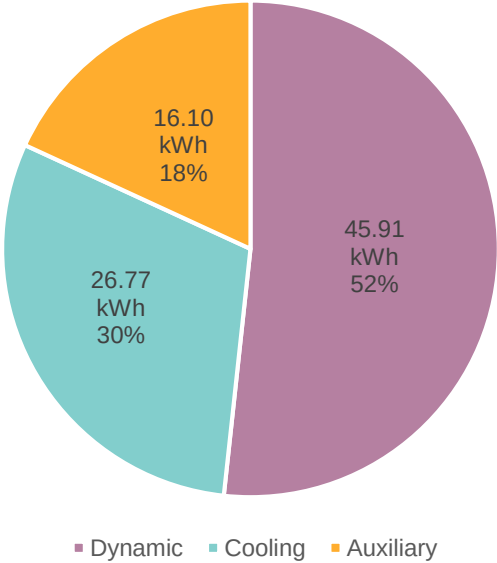
Total Daily Energy Consumption:

Summer:	88.78 KWH	Fall	86.34
Winter:	81.78 KWH	Spring	76.11

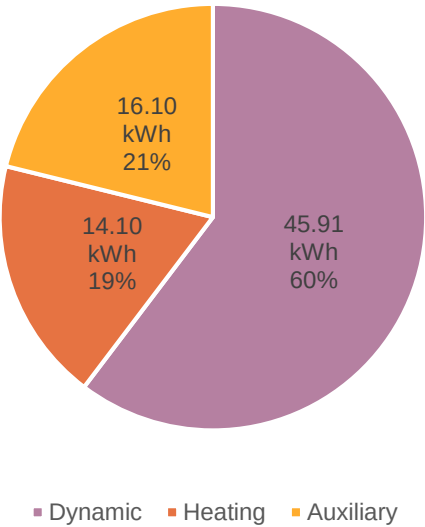
Winter Energy Consumption
over a Single Day



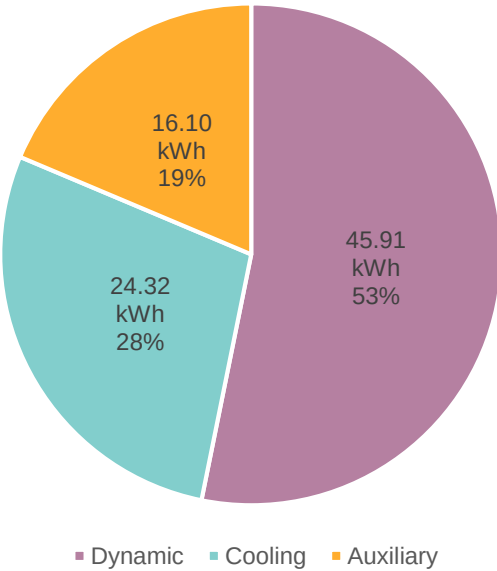
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Local Route C Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	9.85	0.00	430.15
2	430.15	10.78	0.00	419.37
3	419.37	12.20	0.00	407.17
4	407.17	13.76	0.00	393.41
5	393.41	14.71	0.00	378.70
6	378.70	14.60	0.00	364.11
7	364.11	12.89	0.00	351.22

Local Route C Results



Daily State of Charge

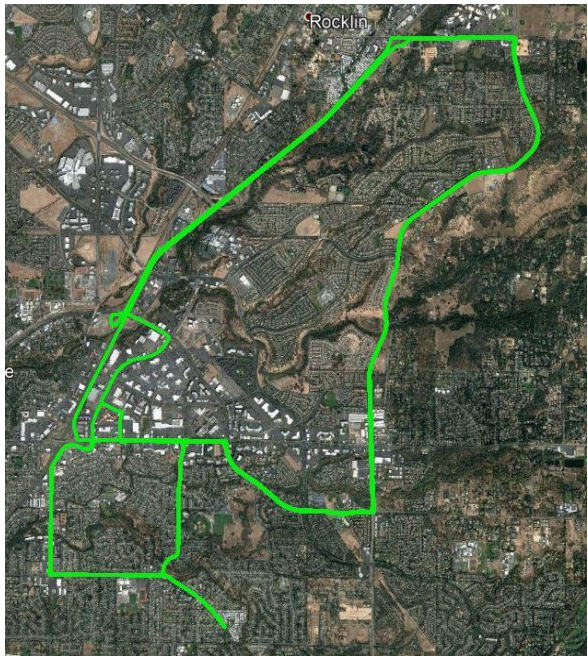
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	13.55	0.00	426.45
2	426.45	12.77	0.00	413.68
3	413.68	12.00	0.00	401.68
4	401.68	11.25	0.00	390.43
5	390.43	10.50	0.00	379.93
6	379.93	10.72	0.00	369.22
7	369.22	10.99	0.00	358.22

Local Route C, G, F, E Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM - 6 PM

Charging Station Design

☒ On-Route Charging

Charger's output: 300 KW
Visit every: 1 Lap
Time at Charger: 14 Minutes

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.62 kWh/mi	2.48 kWh/mi	2.72 kWh/mi	2.73 kWh/mi



Local Route C, G, F, E Results

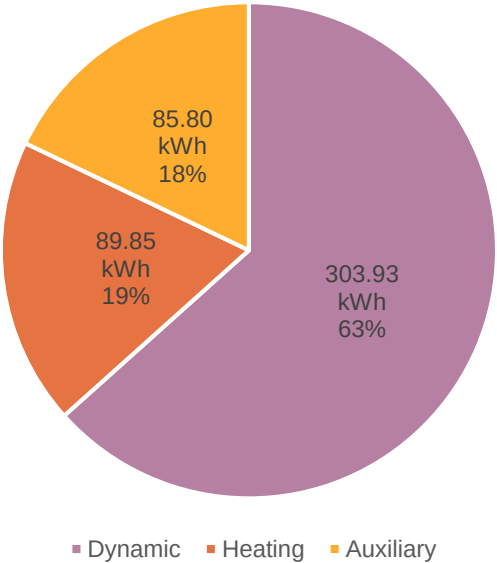


Daily Energy Consumption by Subsystem

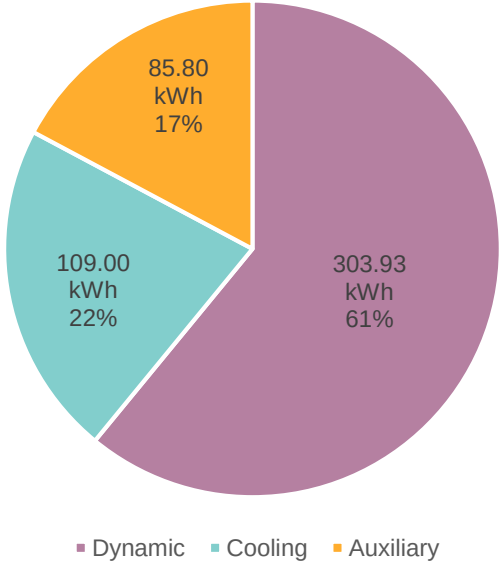
Total Daily Energy Consumption:

Summer:	498.73 KWH	Fall	498.33
Winter:	479.58 KWH	Spring	454.54

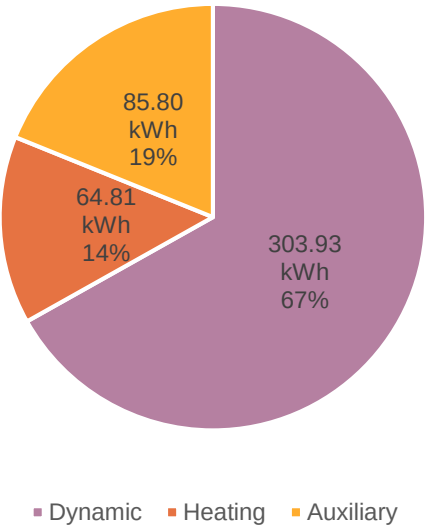
Winter Energy Consumption
over a Single Day



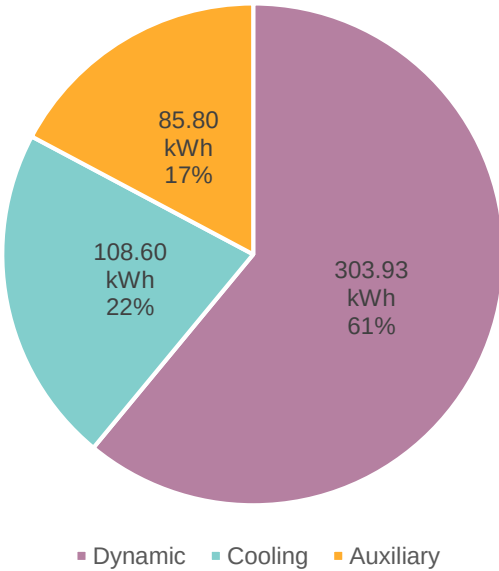
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Local Route C, G, F, E Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	71.18	70.00	438.82
2	438.82	75.66	70.00	433.16
3	433.16	81.99	70.00	421.17
4	421.17	87.96	70.00	403.21
5	403.21	91.31	70.00	381.90
6	381.90	90.63	70.00	361.27

Local Route C, G, F, E Results



Daily State of Charge

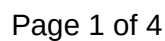
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	89.23	70.00	420.77
2	420.77	85.13	70.00	405.64
3	405.64	81.06	70.00	394.58
4	394.58	77.03	70.00	387.55
5	387.55	73.00	70.00	384.55
6	384.55	74.13	70.00	380.42

Civic Center Transfer Point
connects to:
A.B.I. Commuter

Charger's output:	300	KW
Visit every	2	Lap
Time at Charger:	13	Minutes

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.05 kWh/mi	1.91 kWh/mi	2.13 kWh/mi	2.18 kWh/mi



Local Route D Results

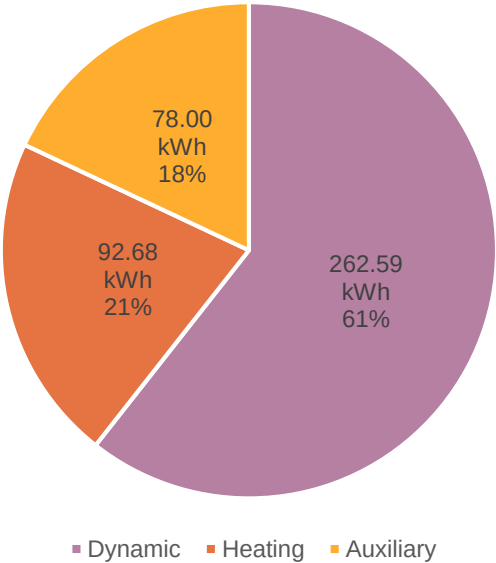


Daily Energy Consumption by Subsystem

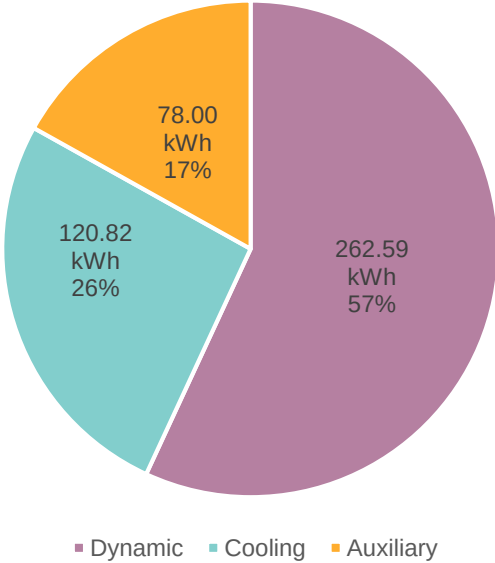
Total Daily Energy Consumption:

Summer:	461.41 KWH	Fall	450.41
Winter:	433.27 KWH	Spring	404.03

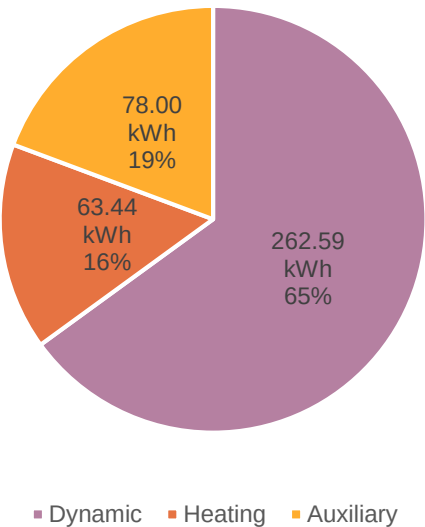
Winter Energy Consumption over a Single Day



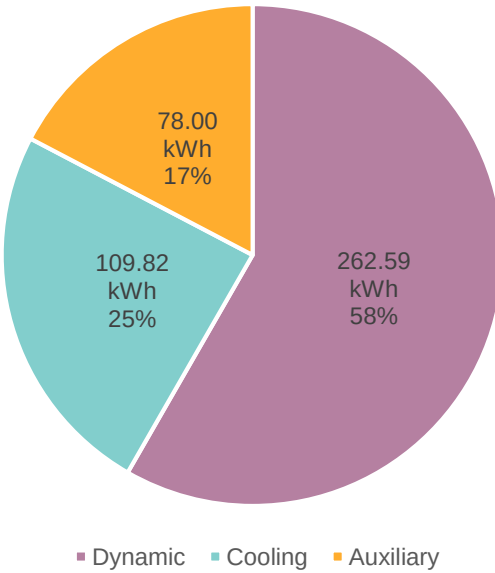
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Local Route D Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	27.64	0.00	412.36
2	412.36	28.80	56.44	440.00
3	440.00	29.45	0.00	410.55
4	410.55	31.23	60.69	440.00
5	440.00	33.13	0.00	406.87
6	406.87	34.98	65.00	436.88
7	436.88	36.82	0.00	400.07
8	400.07	39.11	65.00	425.95
9	425.95	41.63	0.00	384.33
10	384.33	41.63	65.00	407.70
11	407.70	41.34	0.00	366.36
12	366.36	38.81	65.00	392.55
13	392.55	36.83	0.00	355.72

Local Route D Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	38.59	0.00	401.41
2	401.41	37.56	65.00	428.85
3	428.85	36.53	0.00	392.32
4	392.32	35.51	65.00	421.81
5	421.81	34.50	0.00	387.31
6	387.31	33.50	65.00	418.81
7	418.81	32.51	0.00	386.29
8	386.29	31.55	65.00	419.75
9	419.75	30.53	0.00	389.22
10	389.22	29.30	65.00	424.92
11	424.92	30.24	0.00	394.68
12	394.68	31.11	65.00	428.57
13	428.57	31.84	0.00	396.73

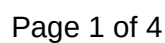
[illegible]

Bus Model:	Proterra Catalyst E2 35 ft.
Battery Size:	440 KWH
Hours of Service	8 AM 5 PM

☒ Overnight Depot Charging

Charger's output:	300	KW
Visit every	2	Laps
Time at Charger:	12	Minutes

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.01 kWh/mi	1.97 kWh/mi	2.24 kWh/mi	2.25 kWh/mi



Saturday Local Route D Results

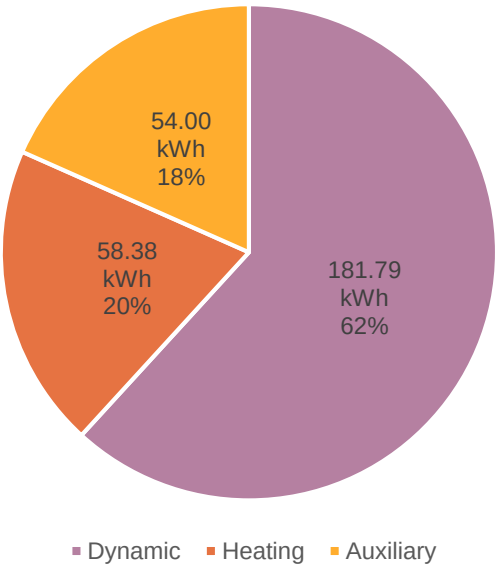


Daily Energy Consumption by Subsystem

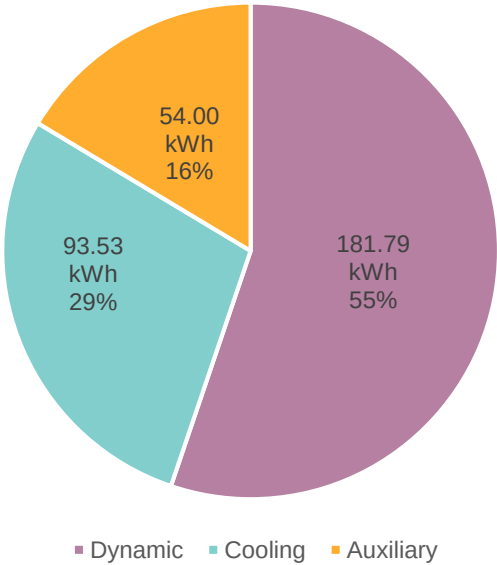
Total Daily Energy Consumption:

Summer:	329.32 KWH	Fall	327.62
Winter:	294.17 KWH	Spring	288.75

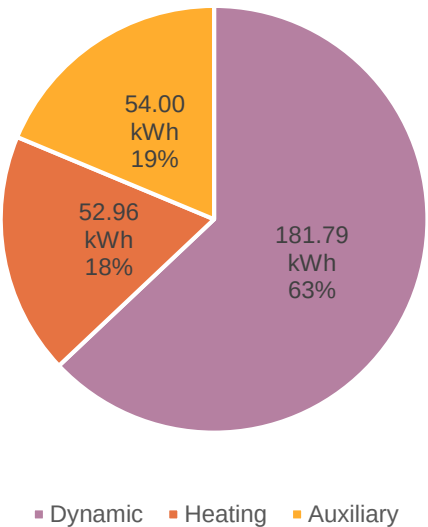
Winter Energy Consumption over a Single Day



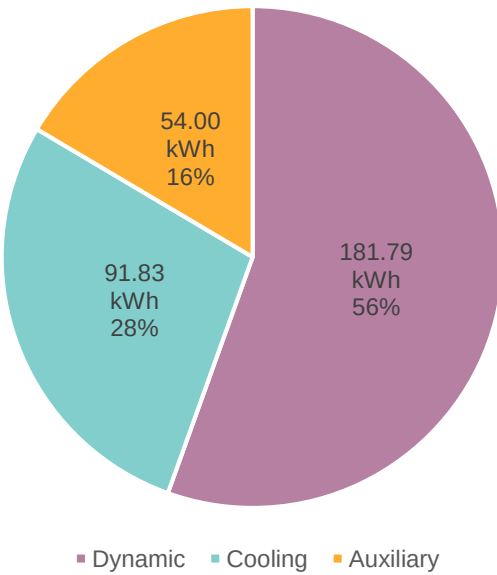
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Saturday Local Route D Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	29.45	0.00	410.55
2	410.55	31.23	60.00	439.31
3	439.31	33.13	0.00	406.18
4	406.18	34.98	60.00	431.20
5	431.20	36.82	0.00	394.38
6	394.38	39.11	60.00	415.27
7	415.27	41.63	0.00	373.64
8	373.64	41.63	60.00	392.02
9	392.02	41.34	0.00	350.68

Saturday Local Route D Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	36.53	0.00	403.47
2	403.47	35.51	60.00	427.96
3	427.96	34.50	0.00	393.46
4	393.46	33.50	60.00	419.96
5	419.96	32.51	0.00	387.44
6	387.44	31.55	60.00	415.90
7	415.90	30.53	0.00	385.37
8	385.37	29.30	60.00	416.07
9	416.07	30.24	0.00	385.83

Local Route L Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 6 AM
6 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours



Seasonal kWh per Mile Rate

Average Winter: 2.18 kWh/mi	Average Spring: 1.99 kWh/mi	Average Fall: 2.29 kWh/mi	Average Summer: 2.35 kWh/mi
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Local Route L Results

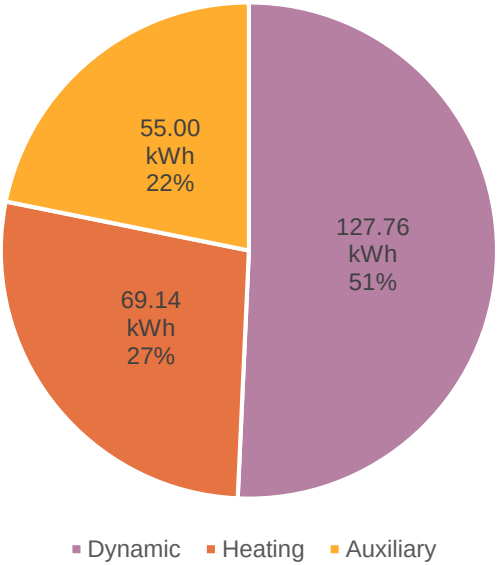


Daily Energy Consumption by Subsystem

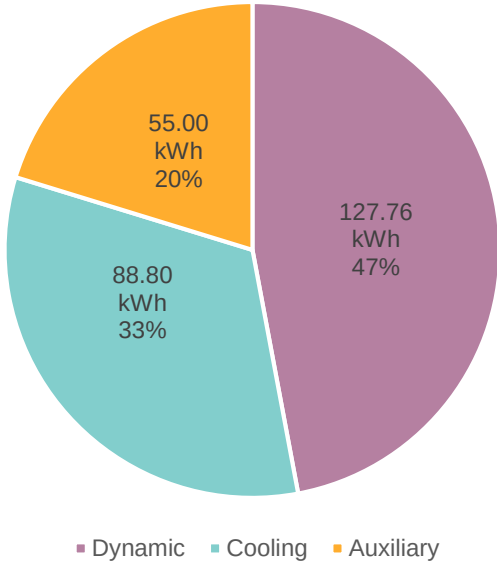
Total Daily Energy Consumption:

Summer:	271.56 KWH	Fall	264.61
Winter:	251.90 KWH	Spring	230.25

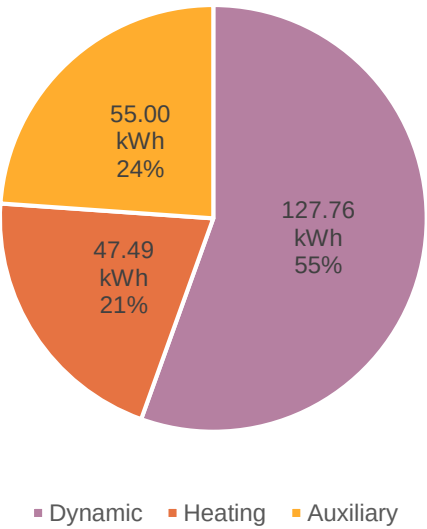
Winter Energy Consumption
over a Single Day



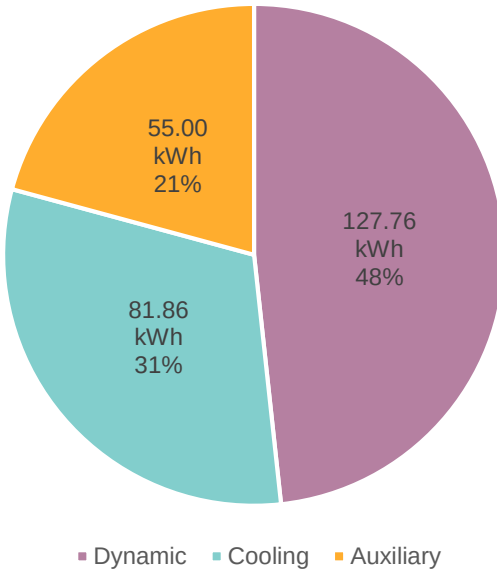
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route L Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	17.74	0.00	422.26
2	422.26	18.78	0.00	403.48
3	403.48	19.37	0.00	384.10
4	384.10	20.92	0.00	363.18
5	363.18	22.60	0.00	340.58
6	340.58	25.90	0.00	314.68
7	314.68	27.97	0.00	286.70
8	286.70	30.26	0.00	256.44
9	256.44	30.26	0.00	226.18
10	226.18	30.01	0.00	196.17
11	196.17	27.73	0.00	168.44

Local Route L Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	27.19	0.00	412.81
2	412.81	26.31	0.00	386.50
3	386.50	25.44	0.00	361.06
4	361.06	24.57	0.00	336.48
5	336.48	23.71	0.00	312.77
6	312.77	22.87	0.00	289.90
7	289.90	21.21	0.00	268.69
8	268.69	20.35	0.00	248.34
9	248.34	19.29	0.00	229.05
10	229.05	20.10	0.00	208.95
11	208.95	20.84	0.00	188.10

Saturday Local Route L Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 8 AM
5 PM

Charging Station Design

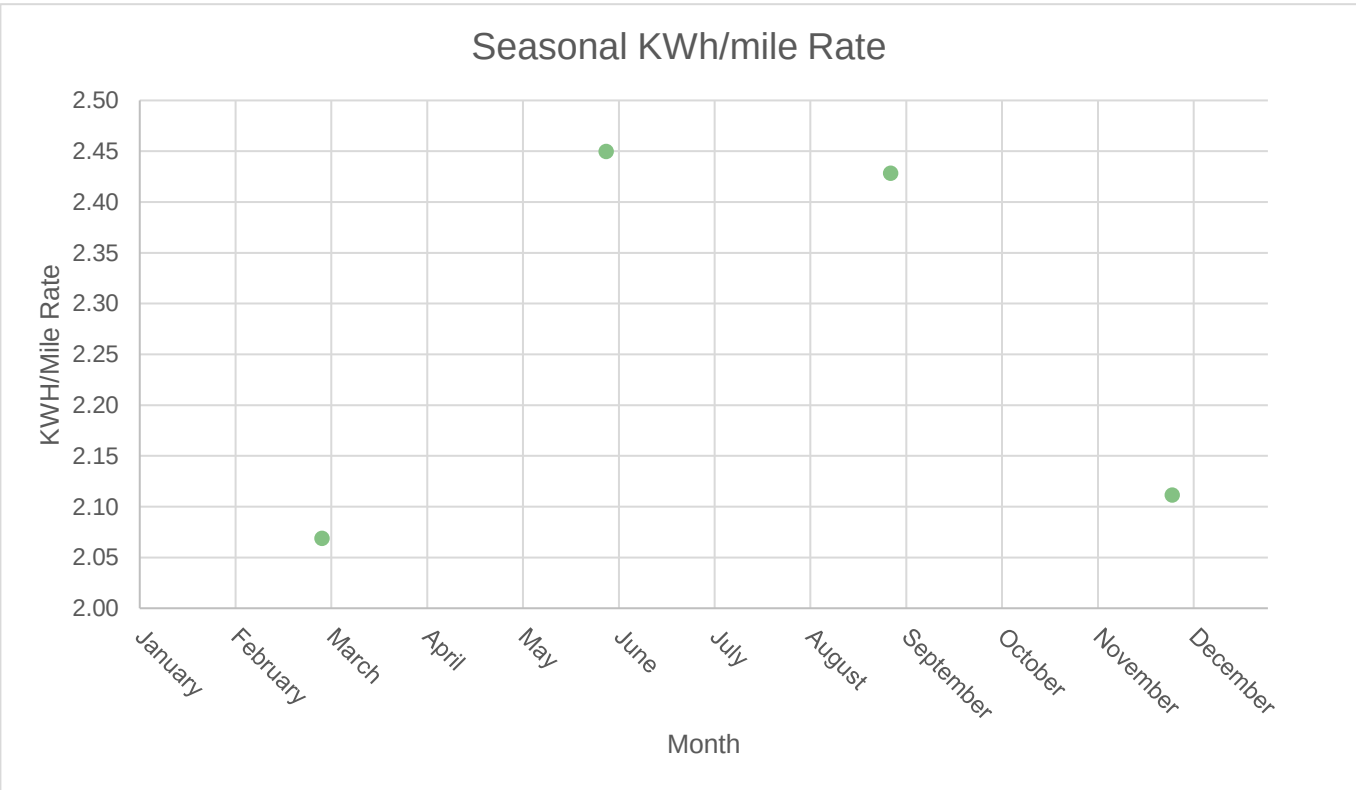
☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours



Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.11 kWh/mi	2.07 kWh/mi	2.43 kWh/mi	2.45 kWh/mi



Saturday Local Route L Results

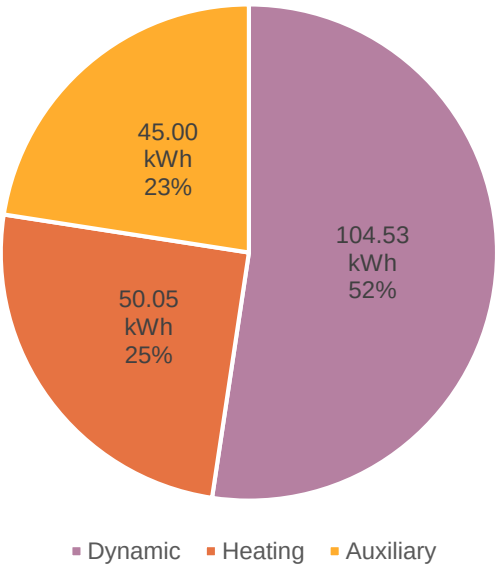


Daily Energy Consumption by Subsystem

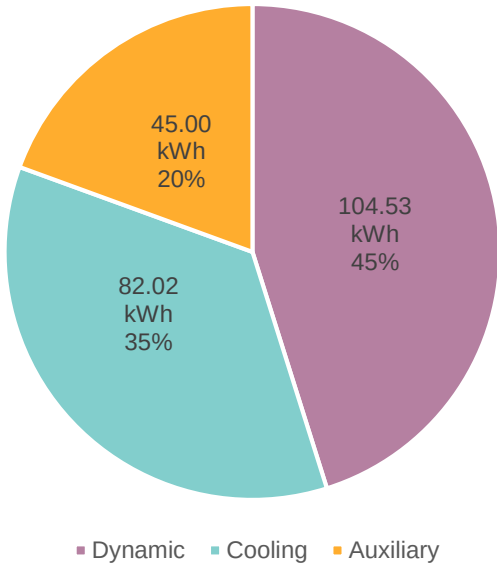
Total Daily Energy Consumption:

Summer:	231.55 KWH	Fall	229.54
Winter:	199.58 KWH	Spring	195.55

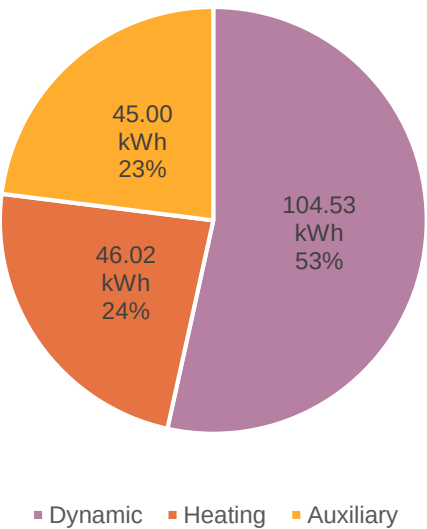
Winter Energy Consumption
over a Single Day



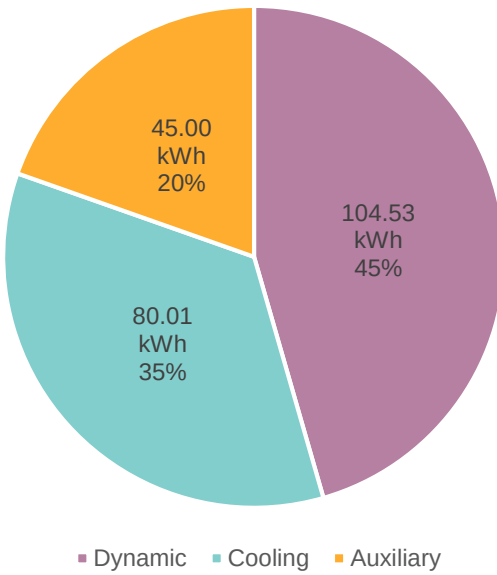
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Saturday Local Route L Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	19.37	0.00	420.63
2	420.63	20.92	0.00	399.71
3	399.71	22.60	0.00	377.11
4	377.11	24.25	0.00	352.86
5	352.86	25.90	0.00	326.96
6	326.96	27.97	0.00	298.98
7	298.98	30.26	0.00	268.72
8	268.72	30.26	0.00	238.46
9	238.46	30.01	0.00	208.45

Saturday Local Route L Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	25.44	0.00	414.56
2	414.56	24.57	0.00	389.99
3	389.99	23.71	0.00	366.27
4	366.27	22.87	0.00	343.41
5	343.41	22.03	0.00	321.37
6	321.37	21.21	0.00	300.16
7	300.16	20.35	0.00	279.81
8	279.81	19.29	0.00	260.52
9	260.52	20.10	0.00	240.42

Local Route M Results

Electric Bus Corridor Model Results



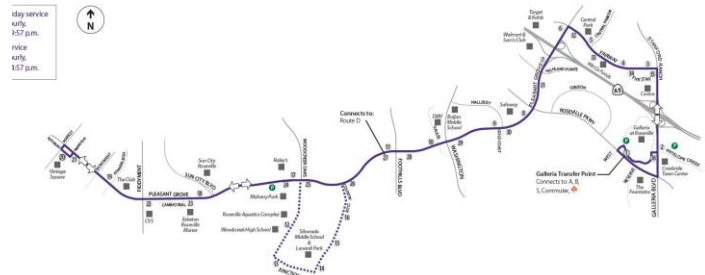
Background

Bus Model: Proterra Catalyst XR 35 ft.
Battery Size: 440 KWH
Hours of Service: 5 AM - 10 PM

Charging Station Design

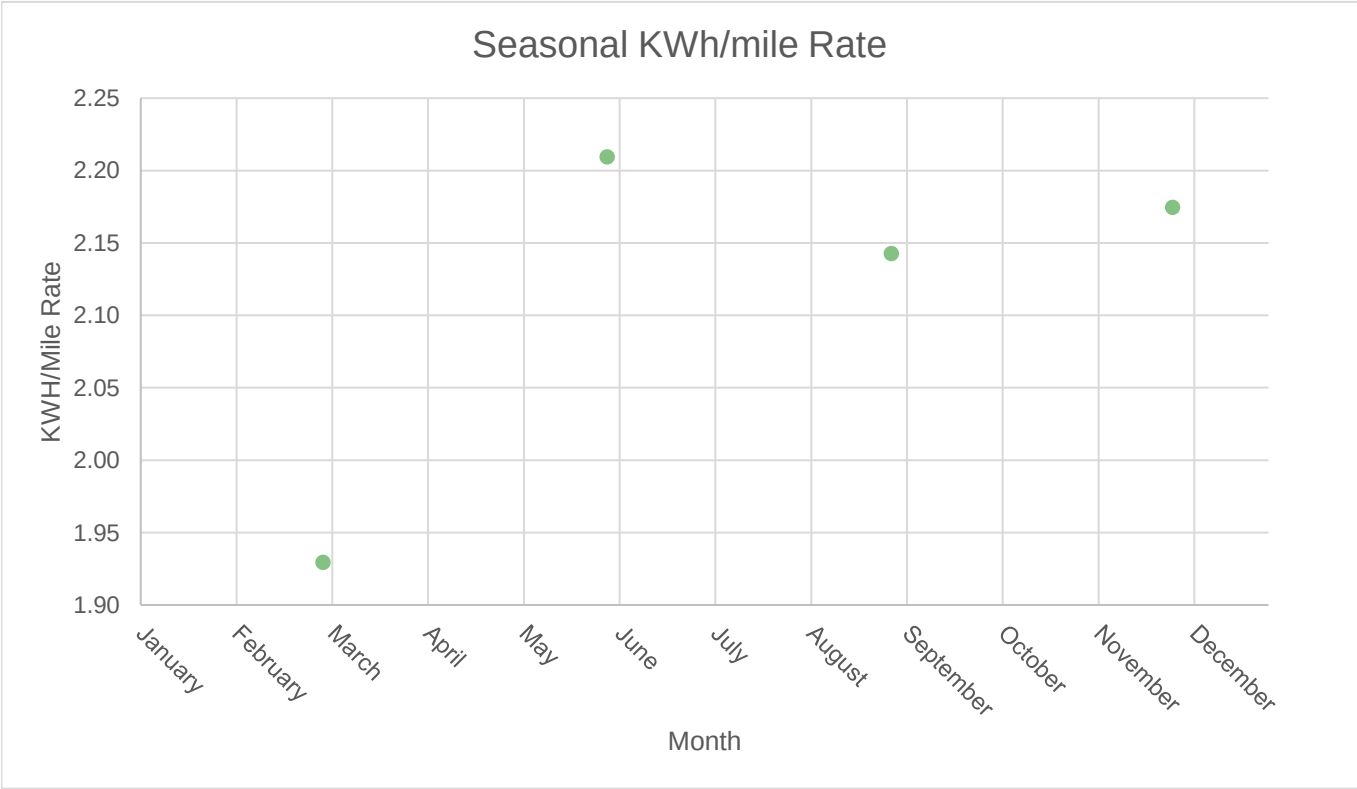
☒ On-Route Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 13 Minutes



Seasonal kWh per Mile Rate

Average Winter:	Average Spring:	Average Fall:	Average Summer:
2.17 kWh/mi	1.93 kWh/mi	2.14 kWh/mi	2.21 kWh/mi



Local Route M Results

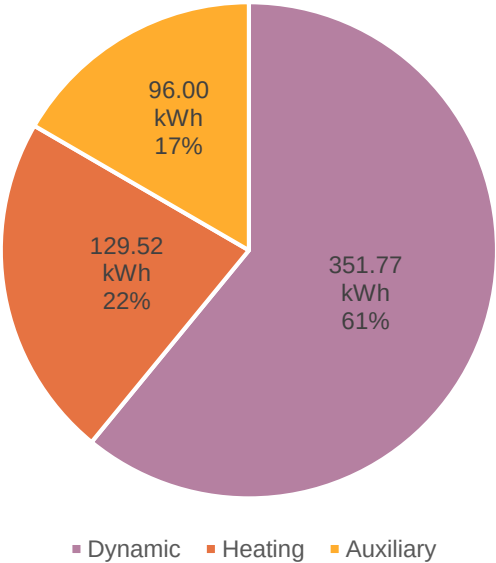


Daily Energy Consumption by Subsystem

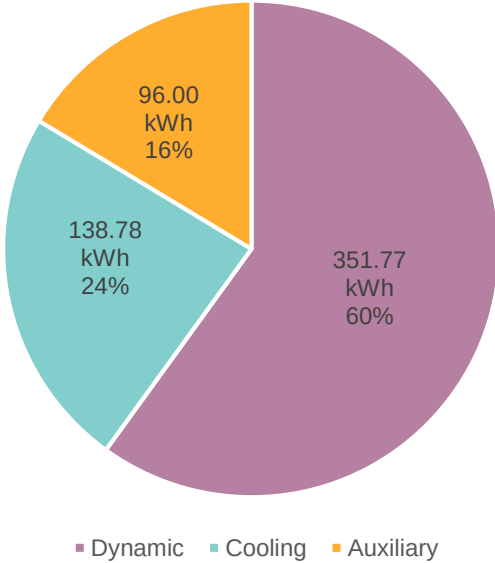
Total Daily Energy Consumption:

Summer:	586.55 KWH	Fall	568.86
Winter:	577.29 KWH	Spring	512.23

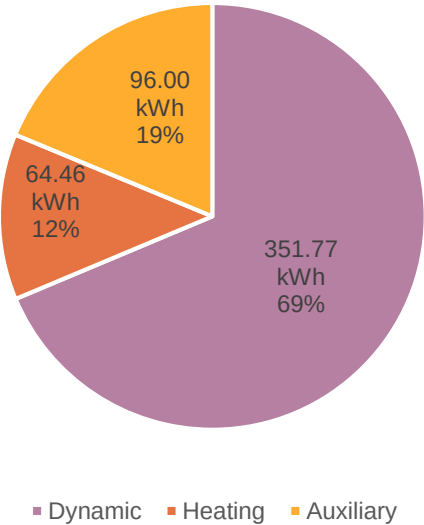
Winter Energy Consumption
over a Single Day



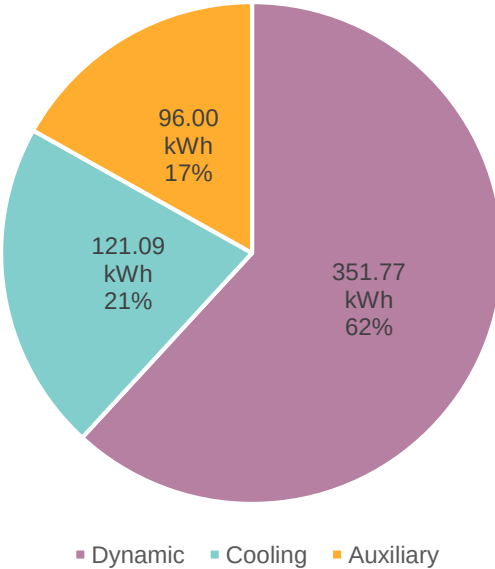
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route M Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	27.70	0.00	412.30
2	412.30	29.51	57.21	440.00
3	440.00	30.72	0.00	409.28
4	409.28	31.44	62.16	440.00
5	440.00	33.31	0.00	406.69
6	406.69	35.36	65.00	436.33
7	436.33	37.39	0.00	398.94
8	398.94	42.02	65.00	421.92
9	421.92	44.86	0.00	377.06
10	377.06	44.86	65.00	397.19
11	397.19	44.58	0.00	352.62
12	352.62	41.79	65.00	375.83
13	375.83	39.59	0.00	336.24
14	336.24	37.32	65.00	363.92
15	363.92	33.90	0.00	330.02
16	330.02	32.21	65.00	362.81

Local Route M Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	42.16	0.00	397.84
2	397.84	41.08	65.00	421.76
3	421.76	39.99	0.00	381.77
4	381.77	38.91	65.00	407.86
5	407.86	37.84	0.00	370.03
6	370.03	36.77	65.00	398.25
7	398.25	35.72	0.00	362.53
8	362.53	34.69	65.00	392.84
9	392.84	32.61	0.00	360.22
10	360.22	31.29	65.00	393.93
11	393.93	32.31	0.00	361.62
12	361.62	33.22	65.00	393.40
13	393.40	33.99	0.00	359.41
14	359.41	34.77	65.00	389.64
15	389.64	35.56	0.00	354.08
16	354.08	36.37	65.00	382.71

Local Route M Results

Electric Bus Corridor Model Results



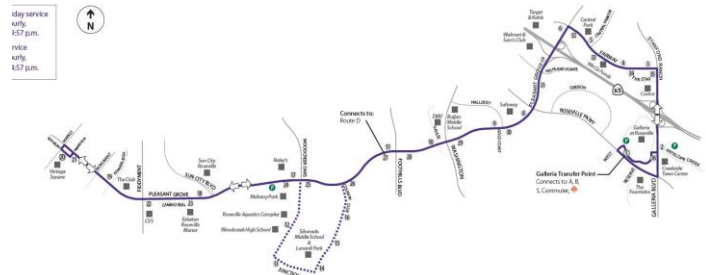
Background

Bus Model: Proterra Catalyst XR 35 ft.
Battery Size: 440 KWH
Hours of Service: 8 AM - 5 PM

Charging Station Design

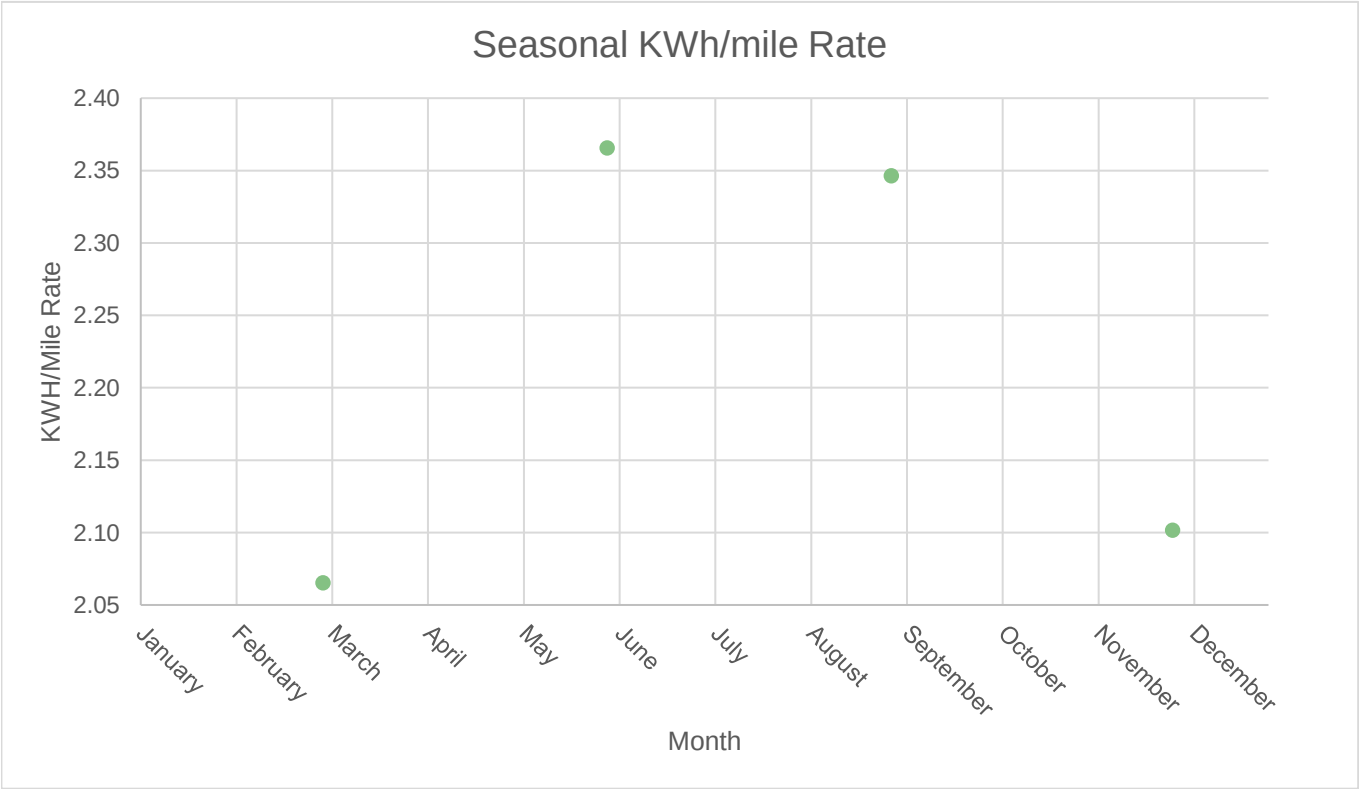
☒ On-Route Charging

Charger's output: 300 KW
Visit every: 2 Lap
Time at Charger: 14 Minutes



Seasonal kWh per Mile Rate

Average Winter: 2.10 kWh/mi	Average Spring: 2.07 kWh/mi	Average Fall: 2.35 kWh/mi	Average Summer: 2.37 kWh/mi
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Local Route M Results

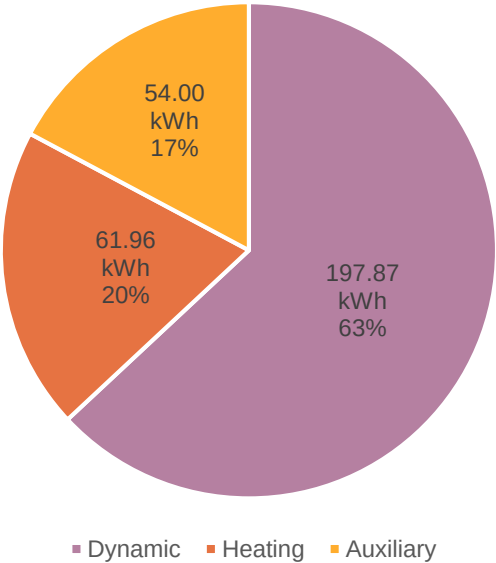


Daily Energy Consumption by Subsystem

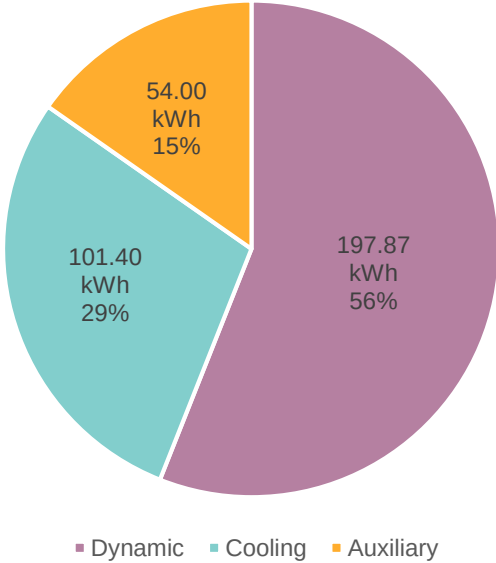
Total Daily Energy Consumption:

Summer:	353.27 KWH	Fall	350.40
Winter:	313.83 KWH	Spring	308.42

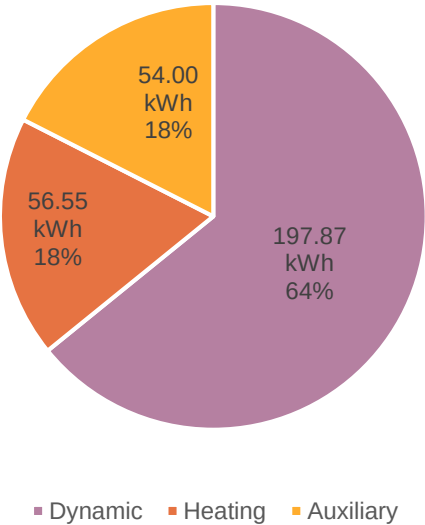
Winter Energy Consumption
over a Single Day



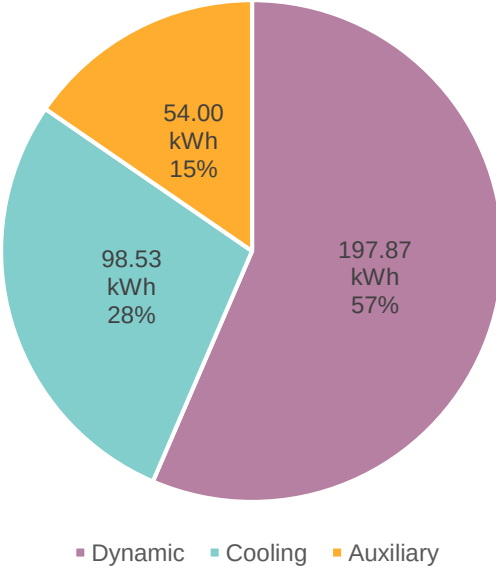
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route M Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	31.44	0.00	408.56
2	408.56	33.31	64.75	440.00
3	440.00	35.36	0.00	404.64
4	404.64	37.39	70.00	437.25
5	437.25	39.45	0.00	397.80
6	397.80	42.02	70.00	425.79
7	425.79	44.86	0.00	380.92
8	380.92	44.86	70.00	406.06
9	406.06	44.58	0.00	361.48

Local Route M Results



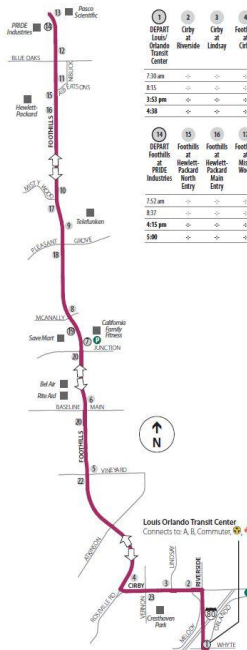
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	38.91	0.00	401.09
2	401.09	37.84	70.00	433.25
3	433.25	36.77	0.00	396.48
4	396.48	35.72	70.00	430.76
5	430.76	34.69	0.00	396.07
6	396.07	33.68	70.00	432.38
7	432.38	32.61	0.00	399.77
8	399.77	31.29	70.00	438.48
9	438.48	32.31	0.00	406.17

Local Route R AM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 7 AM
9 AM

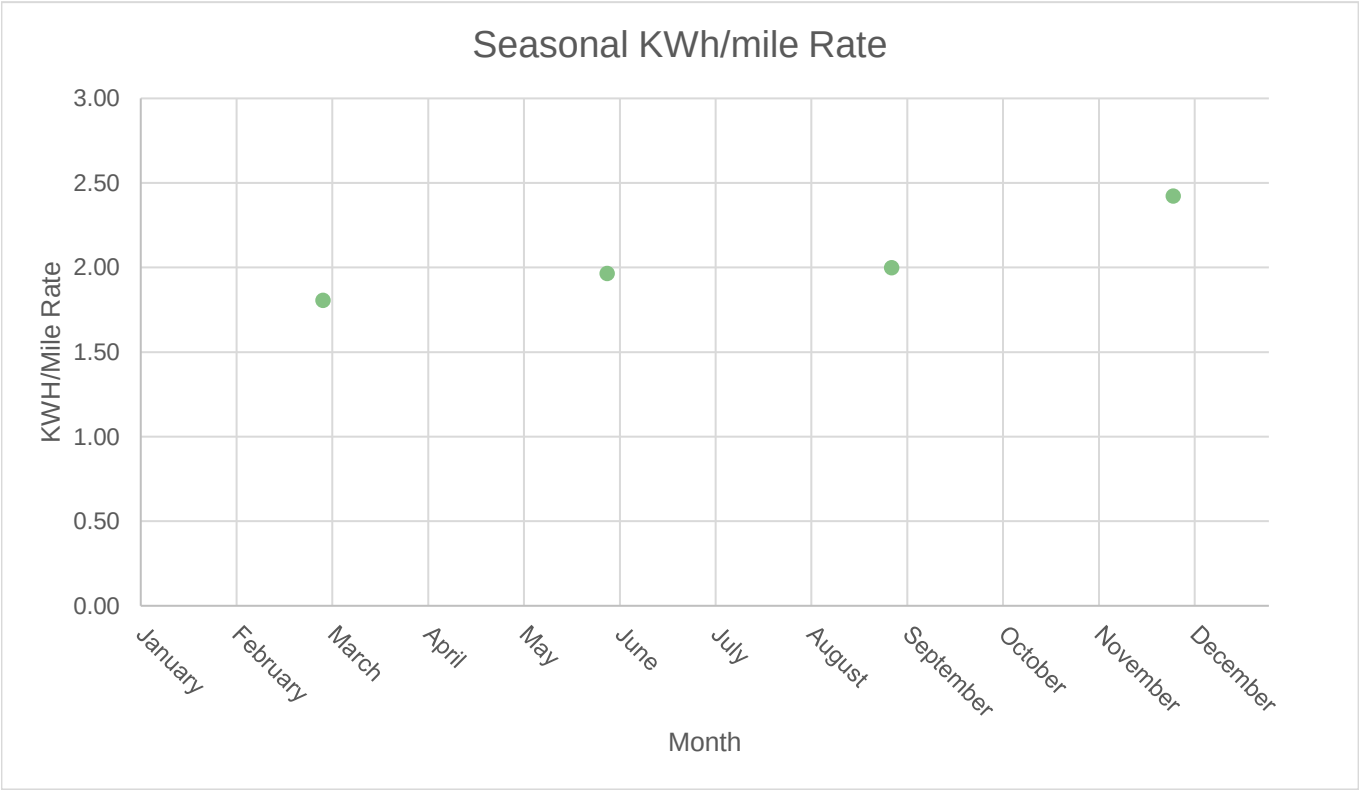
Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter: 2.42 kWh/mi Average Spring: 1.81 kWh/mi Average Fall: 2.00 kWh/mi Average Summer: 1.96 kWh/mi



Local Route R AM Results

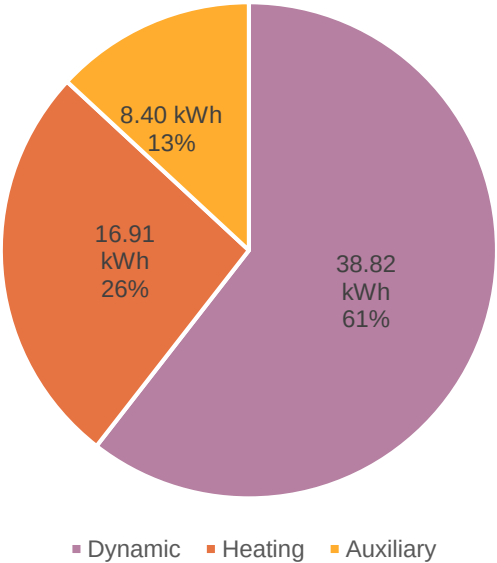


Daily Energy Consumption by Subsystem

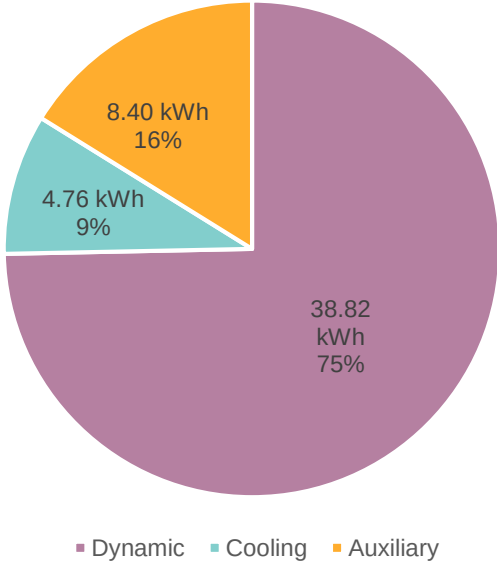
Total Daily Energy Consumption:

Summer:	51.98 KWH	Fall	52.86
Winter:	64.13 KWH	Spring	47.79

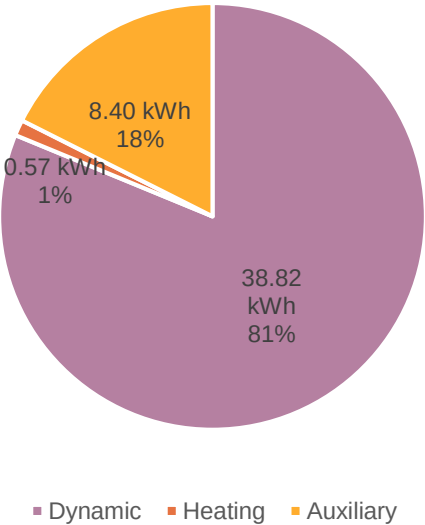
Winter Energy Consumption
over a Single Day



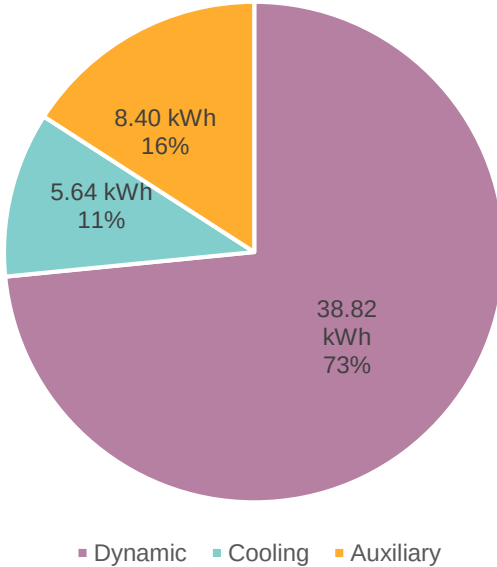
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Local Route R AM Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	25.72	0.00	414.28
2	414.28	26.26	0.00	388.02

Local Route R AM Results



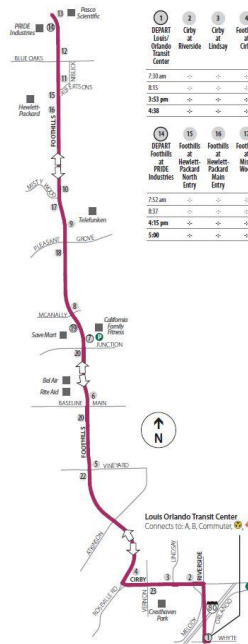
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	32.46	0.00	407.54
2	407.54	31.67	0.00	375.87

Local Route R PM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 4 PM - 6 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter: 2.05 kWh/mi	Average Spring: 2.26 kWh/mi	Average Fall: 2.47 kWh/mi	Average Summer: 2.66 kWh/mi
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Local Route R PM Results

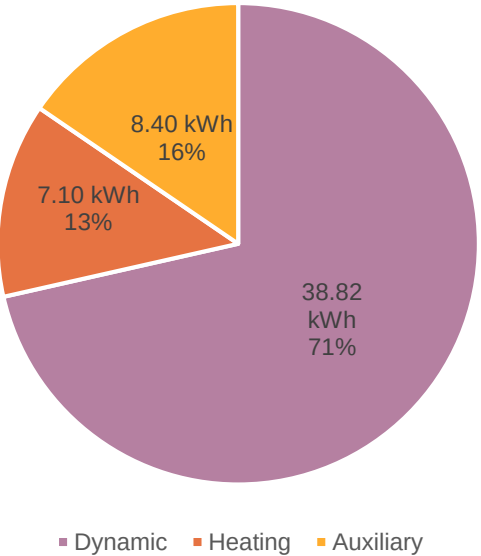


Daily Energy Consumption by Subsystem

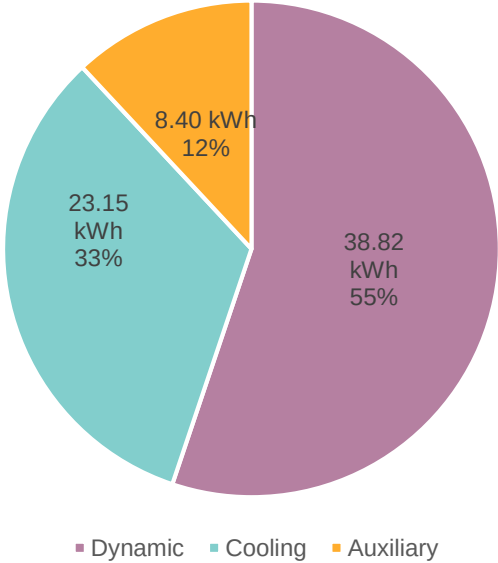
Total Daily Energy Consumption:

Summer:	70.36 KWH	Fall	65.37
Winter:	54.32 KWH	Spring	59.83

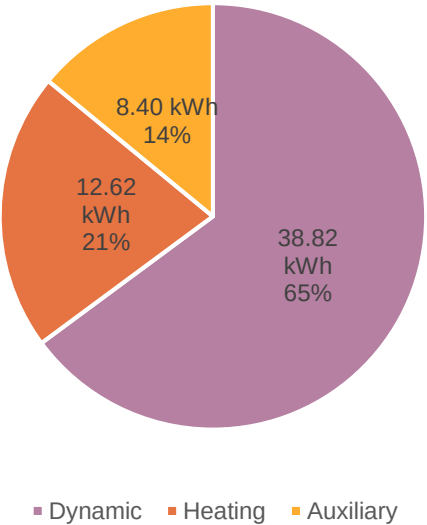
Winter Energy Consumption over a Single Day



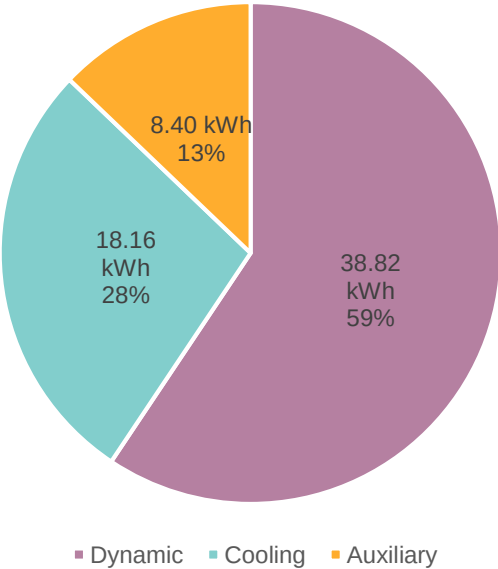
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Local Route R PM Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	36.23	0.00	403.77
2	403.77	34.13	0.00	369.64

Local Route R PM Results



Daily State of Charge

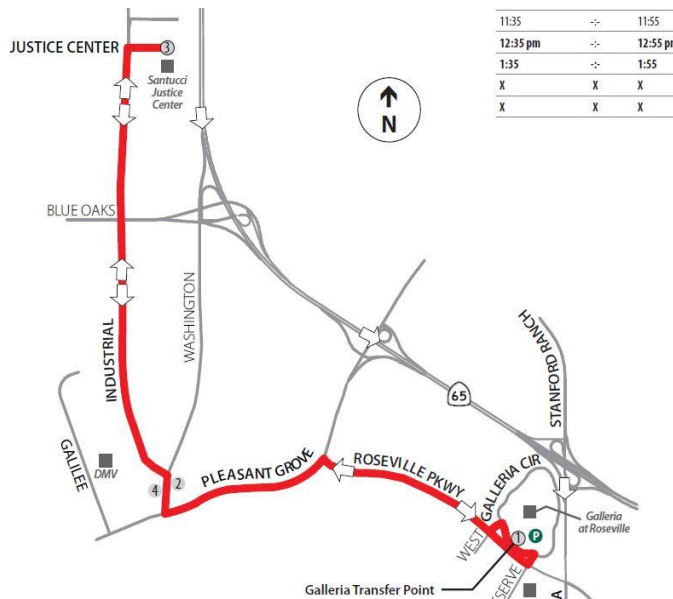
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	26.82	0.00	413.18
2	413.18	27.50	0.00	385.68

Local Route S1 Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 7 AM
3 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

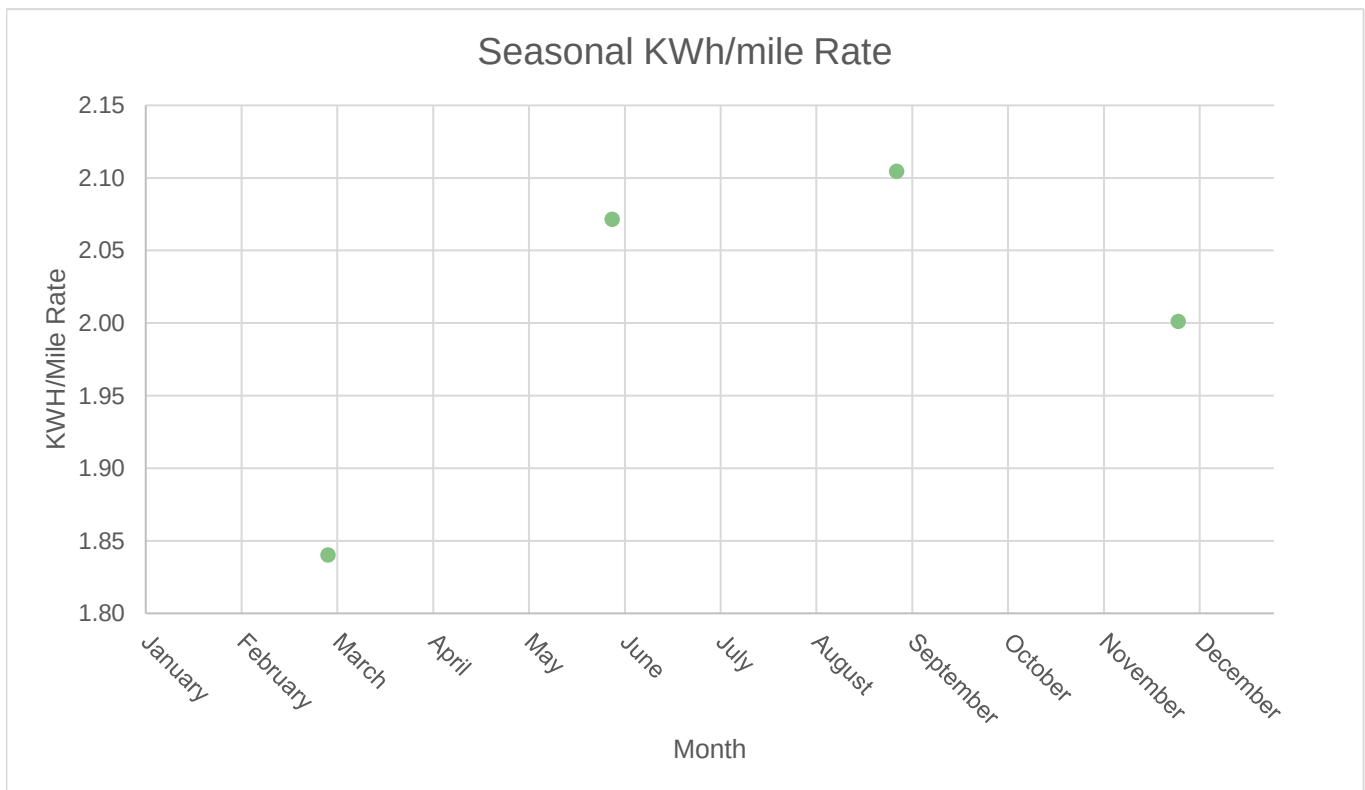
Seasonal kWh per Mile Rate

Average Winter:
2.00 kWh/mi

Average Spring:
1.84 kWh/mi

Average Fall:
2.10 kWh/mi

Average Summer:
2.07 kWh/mi



Local Route S1 Results

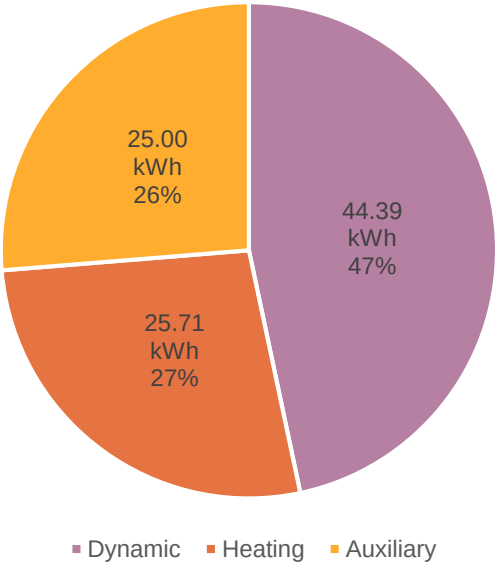


Daily Energy Consumption by Subsystem

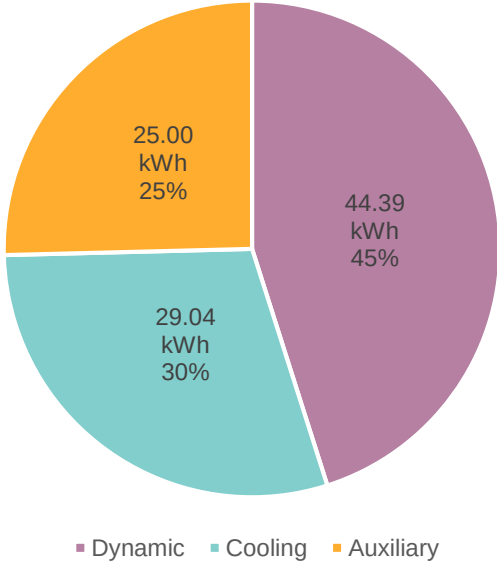
Total Daily Energy Consumption:

Summer:	98.43 KWH	Fall	100.00
Winter:	95.10 KWH	Spring	87.44

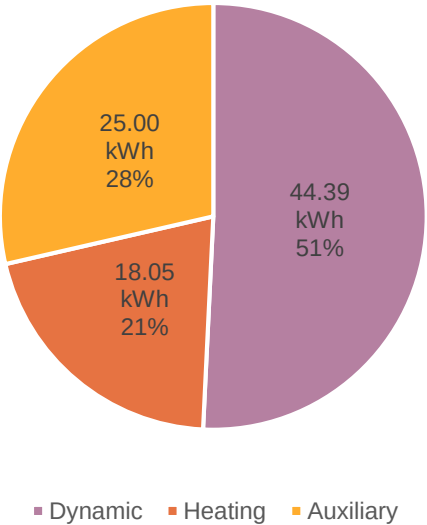
Winter Energy Consumption
over a Single Day



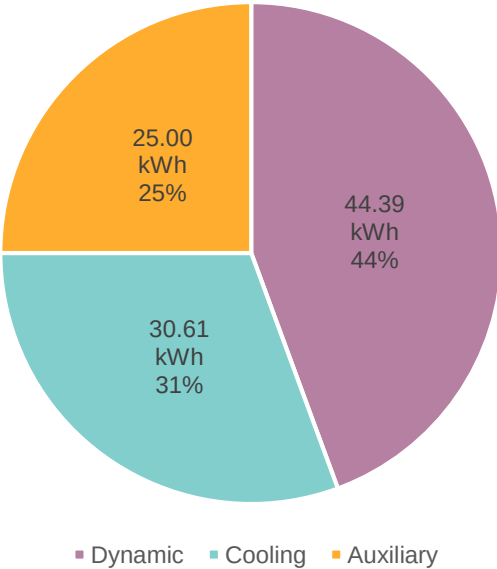
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route S1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	16.24	0.00	423.76
2	423.76	17.78	0.00	405.97
3	405.97	19.88	0.00	386.09
4	386.09	21.75	0.00	364.34
5	364.34	22.78	0.00	341.57

Local Route S1 Results



Daily State of Charge

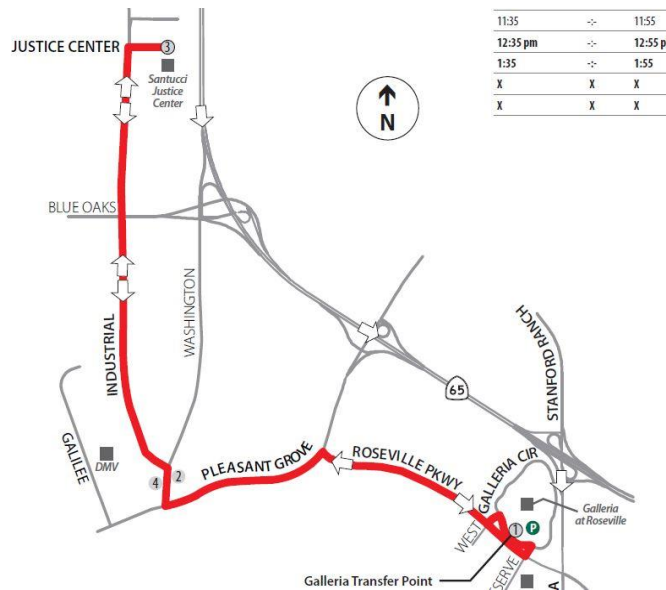
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	21.15	0.00	418.85
2	418.85	20.48	0.00	398.36
3	398.36	19.14	0.00	379.22
4	379.22	17.82	0.00	361.40
5	361.40	16.50	0.00	344.90

Local Route S2 Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 35 ft.
Battery Size: 440 KWH
Hours of Service: 4 PM
6 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

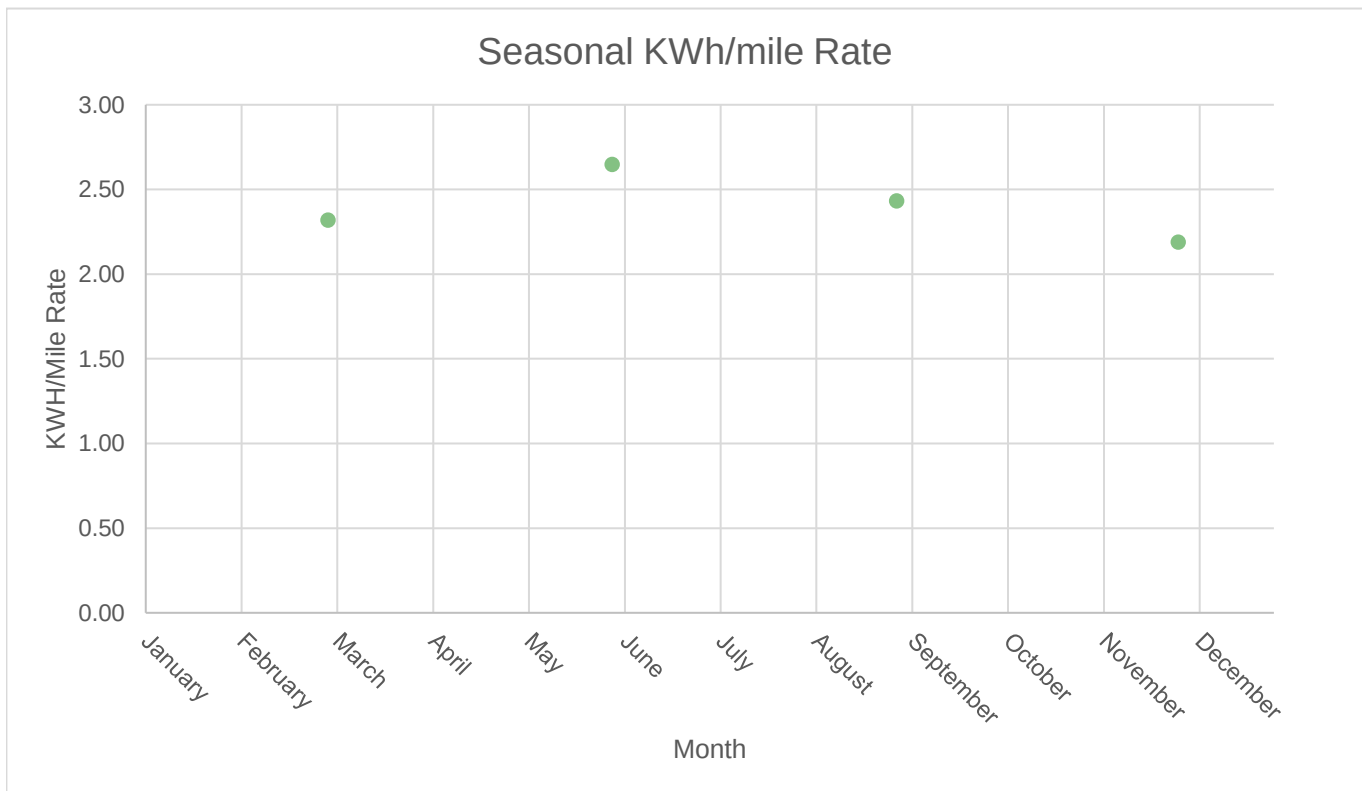
Seasonal kWh per Mile Rate

Average Winter:
2.19 kWh/mi

Average Spring:
2.32 kWh/mi

Average Fall:
2.43 kWh/mi

Average Summer:
2.65 kWh/mi



Local Route S2 Results

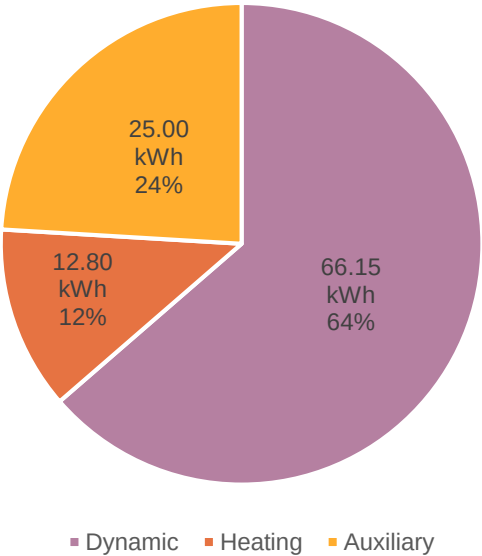


Daily Energy Consumption by Subsystem

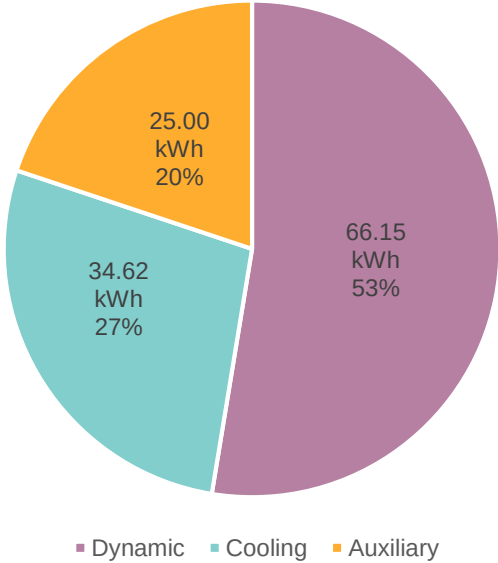
Total Daily Energy Consumption:

Summer:	125.77 KWH	Fall	115.55
Winter:	103.95 KWH	Spring	110.16

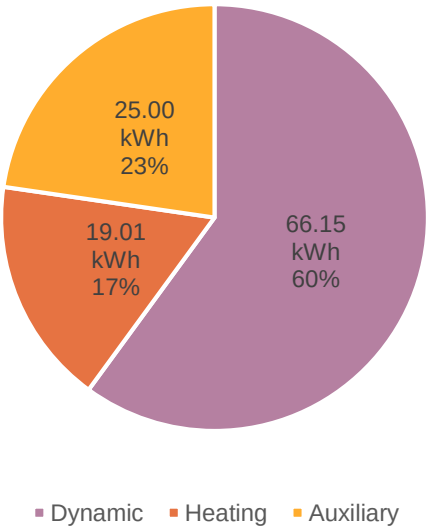
Winter Energy Consumption
over a Single Day



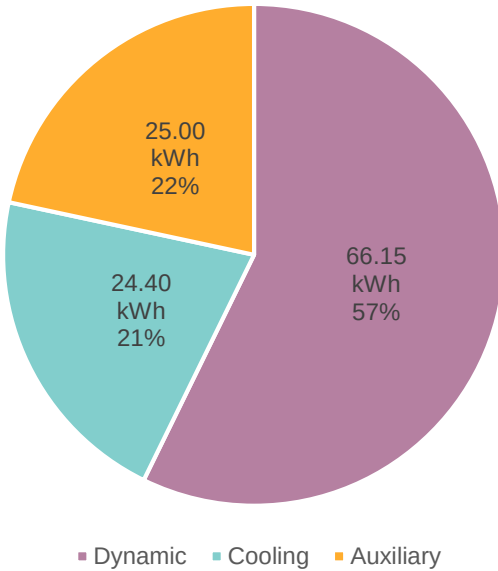
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route S2 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	26.00	0.00	414.00
2	414.00	26.00	0.00	387.99
3	387.99	24.87	0.00	363.13
4	363.13	24.87	0.00	338.26
5	338.26	24.03	0.00	314.23

Local Route S2 Results



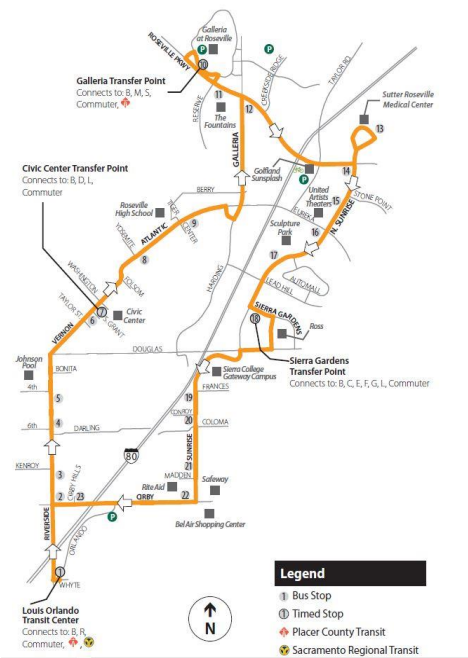
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	440.00	20.13	0.00	419.87
2	419.87	20.69	0.00	399.19
3	399.19	20.69	0.00	378.50
4	378.50	21.23	0.00	357.27
5	357.27	21.23	0.00	336.05

Local Route A1 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra Catalyst E2 max 40 ft.
Battery Size: 660 KWH
Hours of Service: 6 AM - 10 PM

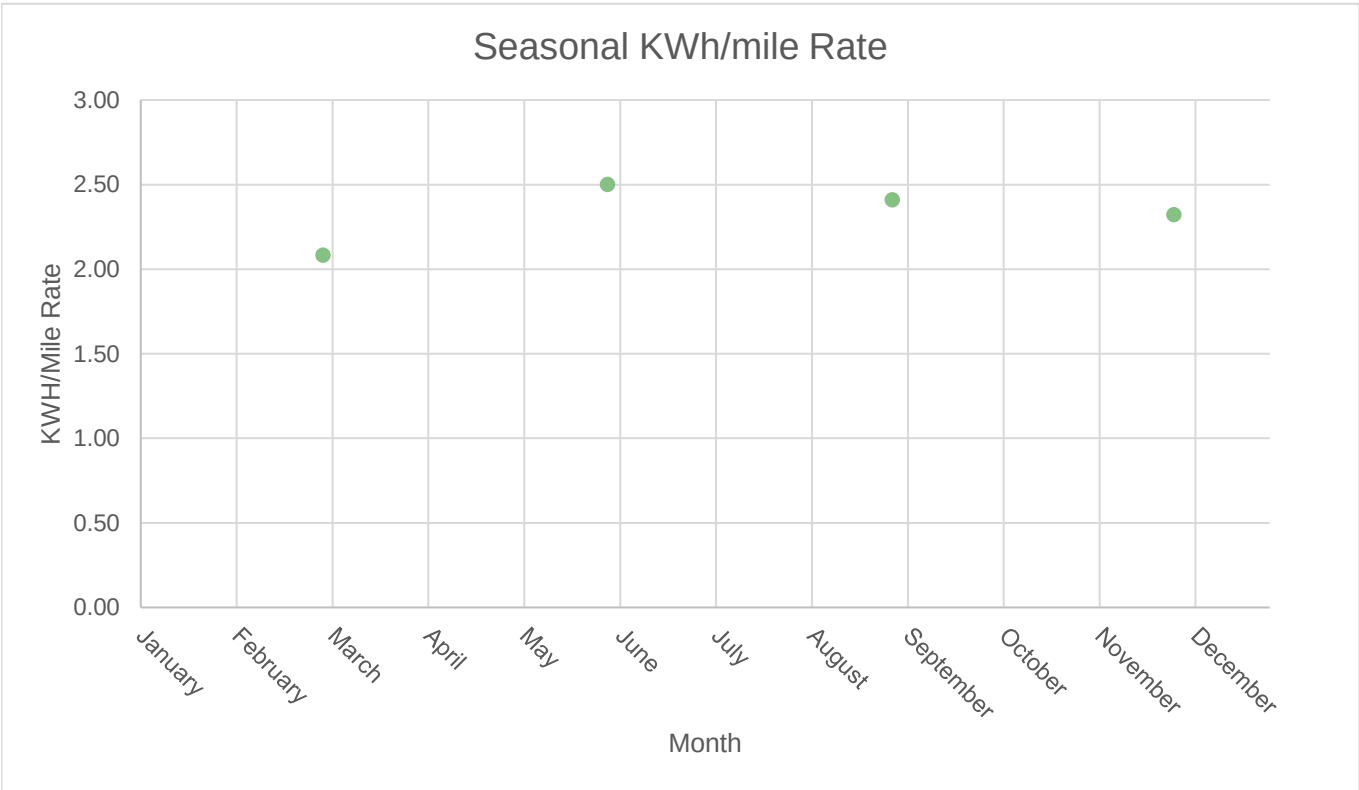
Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter: 2.32 kWh/mi	Average Spring: 2.08 kWh/mi	Average Fall: 2.41 kWh/mi	Average Summer: 2.50 kWh/mi
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Local Route A1 Results

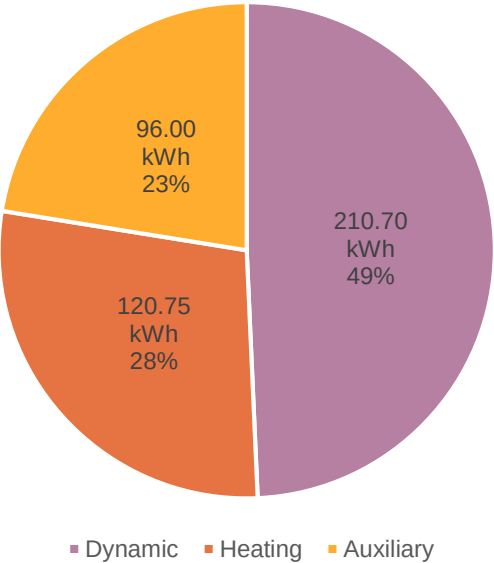


Daily Energy Consumption by Subsystem

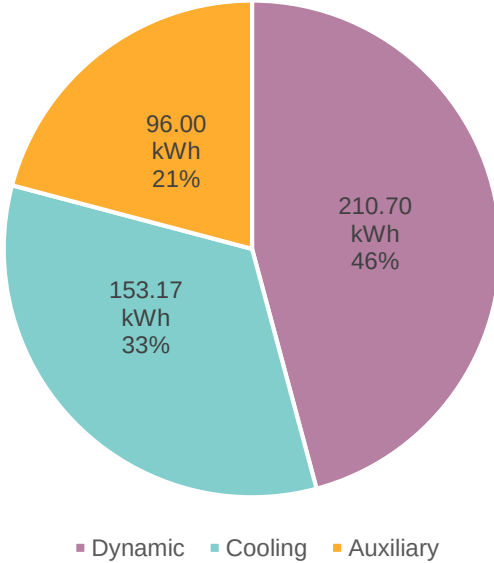
Total Daily Energy Consumption:

Summer:	459.87 KWH	Fall	443.08
Winter:	427.45 KWH	Spring	383.12

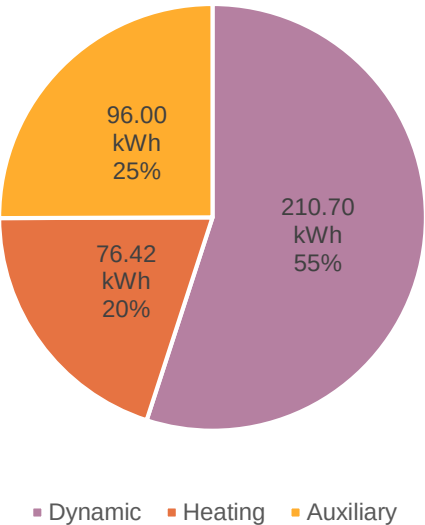
Winter Energy Consumption
over a Single Day



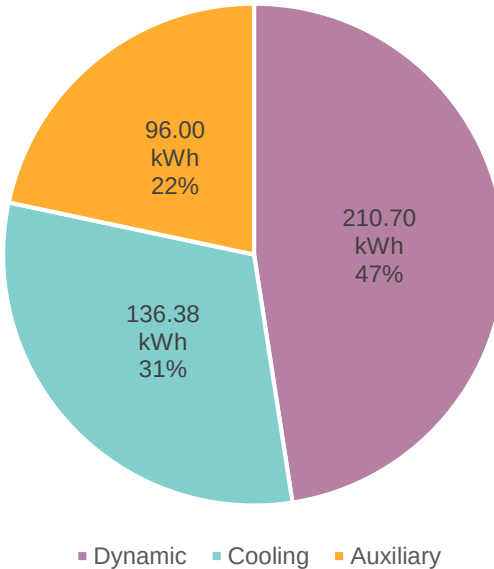
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route A1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	21.10	0.00	638.90
2	638.90	22.42	0.00	616.48
3	616.48	23.11	0.00	593.37
4	593.37	25.07	0.00	568.31
5	568.31	27.12	0.00	541.18
6	541.18	29.08	0.00	512.10
7	512.10	30.99	0.00	481.11
8	481.11	33.34	0.00	447.77
9	447.77	35.88	0.00	411.89
10	411.89	35.88	0.00	376.01
11	376.01	35.51	0.00	340.50
12	340.50	32.83	0.00	307.67
13	307.67	30.75	0.00	276.92
14	276.92	28.55	0.00	248.37
15	248.37	24.94	0.00	223.44
16	223.44	23.31	0.00	200.13

Local Route A1 Results



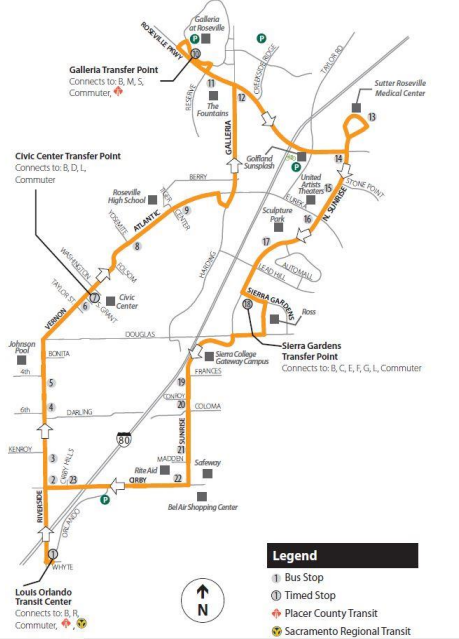
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	32.30	0.00	627.70
2	627.70	31.21	0.00	596.49
3	596.49	30.12	0.00	566.37
4	566.37	29.03	0.00	537.34
5	537.34	27.96	0.00	509.38
6	509.38	26.89	0.00	482.48
7	482.48	25.84	0.00	456.64
8	456.64	24.81	0.00	431.83
9	431.83	23.73	0.00	408.09
10	408.09	22.44	0.00	385.66
11	385.66	23.43	0.00	362.22
12	362.22	24.34	0.00	337.88
13	337.88	25.13	0.00	312.75
14	312.75	25.92	0.00	286.83
15	286.83	26.73	0.00	260.10
16	260.10	27.55	0.00	232.55

Local Route A2 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40 ft.
Battery Size: 660 KWH
Hours of Service: 6 AM
7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.33 kWh/mi	2.16 kWh/mi	2.48 kWh/mi	2.57 kWh/mi



Local Route A2 Results

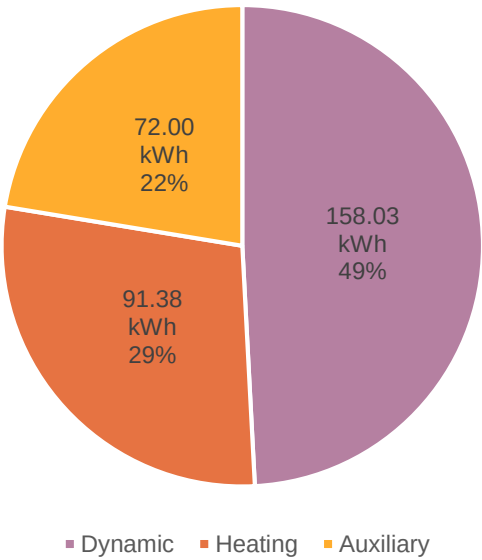


Daily Energy Consumption by Subsystem

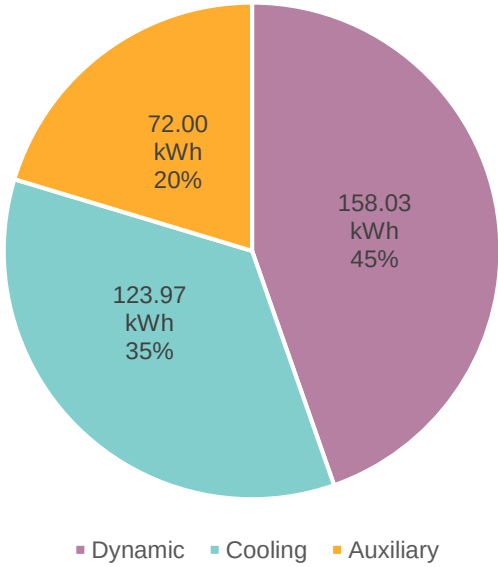
Total Daily Energy Consumption:

Summer:	354.00 KWH	Fall	342.16
Winter:	321.40 KWH	Spring	297.65

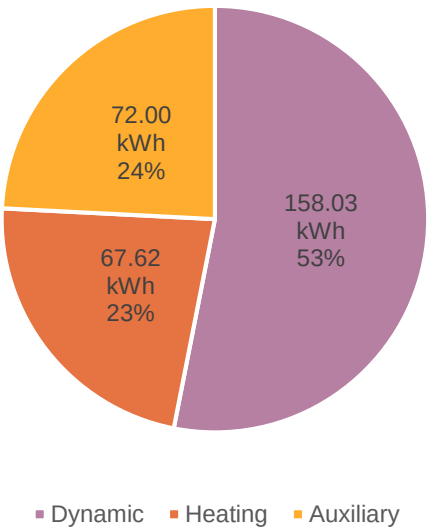
Winter Energy Consumption
over a Single Day



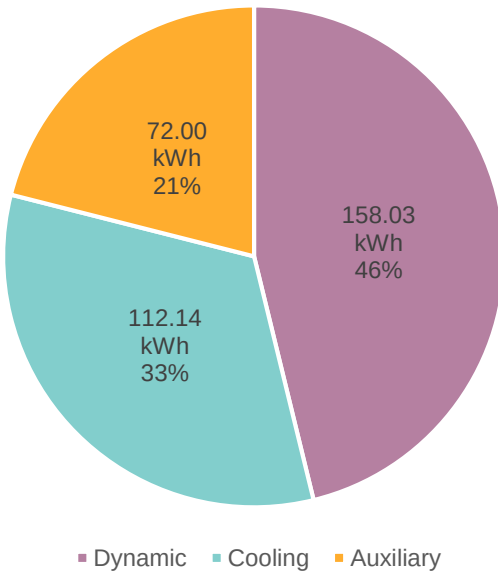
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route A2 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	21.10	0.00	638.90
2	638.90	22.42	0.00	616.48
3	616.48	23.11	0.00	593.37
4	593.37	25.07	0.00	568.31
5	568.31	27.12	0.00	541.18
6	541.18	30.99	0.00	510.19
7	510.19	33.34	0.00	476.85
8	476.85	35.88	0.00	440.97
9	440.97	35.88	0.00	405.09
10	405.09	35.51	0.00	369.58
11	369.58	32.83	0.00	336.75
12	336.75	30.75	0.00	306.00

Local Route A2 Results



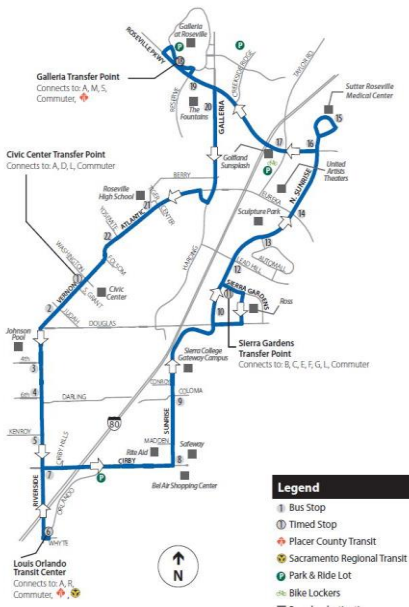
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	32.30	0.00	627.70
2	627.70	31.21	0.00	596.49
3	596.49	30.12	0.00	566.37
4	566.37	29.03	0.00	537.34
5	537.34	27.96	0.00	509.38
6	509.38	26.89	0.00	482.48
7	482.48	24.81	0.00	457.67
8	457.67	23.73	0.00	433.94
9	433.94	22.44	0.00	411.50
10	411.50	23.43	0.00	388.07
11	388.07	24.34	0.00	363.72
12	363.72	25.13	0.00	338.60

Local Route B1 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40 ft.
Battery Size: 660 KWH
Hours of Service: 6 AM
7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.30 kWh/mi	2.14 kWh/mi	2.47 kWh/mi	2.54 kWh/mi



Local Route B1 Results

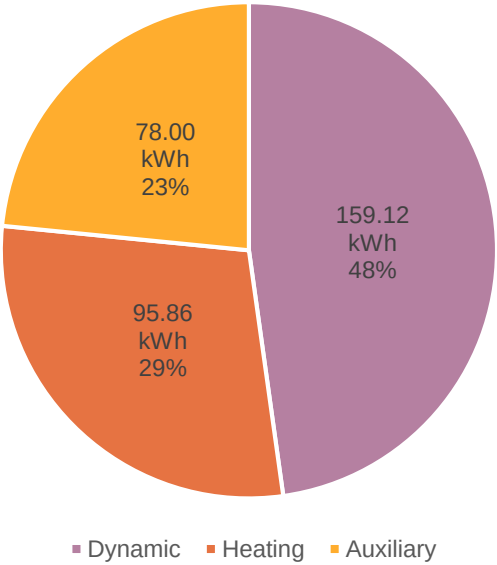


Daily Energy Consumption by Subsystem

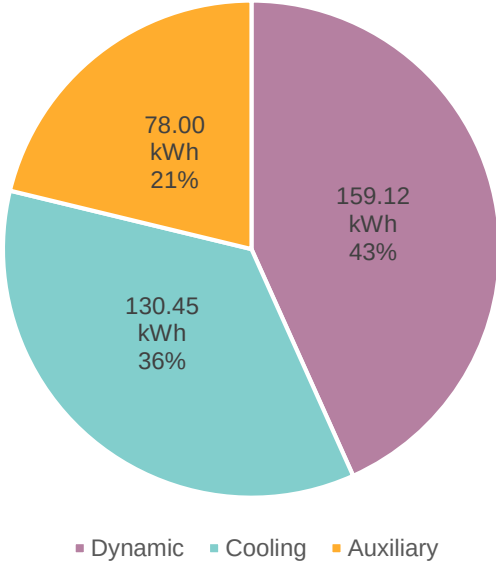
Total Daily Energy Consumption:

Summer:	367.57 KWH	Fall	356.81
Winter:	332.98 KWH	Spring	309.10

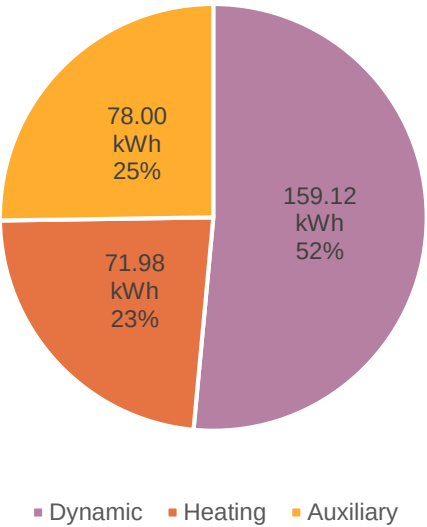
Winter Energy Consumption
over a Single Day



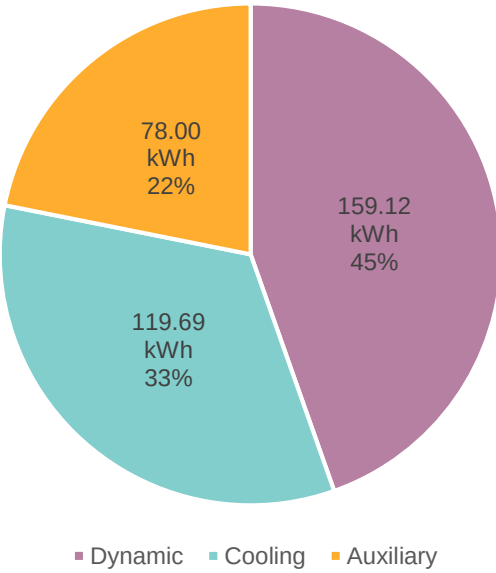
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route B1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	20.15	0.00	639.85
2	639.85	21.46	0.00	618.39
3	618.39	22.13	0.00	596.26
4	596.26	24.06	0.00	572.20
5	572.20	26.06	0.00	546.14
6	546.14	27.95	0.00	518.19
7	518.19	29.78	0.00	488.41
8	488.41	32.04	0.00	456.38
9	456.38	34.45	0.00	421.93
10	421.93	34.45	0.00	387.48
11	387.48	34.08	0.00	353.40
12	353.40	31.49	0.00	321.91
13	321.91	29.49	0.00	292.43

Local Route B1 Results



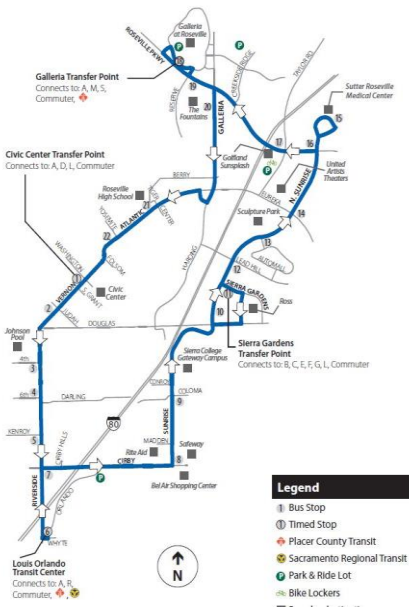
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	31.10	0.00	628.90
2	628.90	30.03	0.00	598.88
3	598.88	28.96	0.00	569.92
4	569.92	27.89	0.00	542.03
5	542.03	26.84	0.00	515.19
6	515.19	25.79	0.00	489.39
7	489.39	24.76	0.00	464.63
8	464.63	23.75	0.00	440.88
9	440.88	22.69	0.00	418.19
10	418.19	21.43	0.00	396.76
11	396.76	22.40	0.00	374.36
12	374.36	23.29	0.00	351.08
13	351.08	24.06	0.00	327.02

Local Route B2 Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40 ft.
Battery Size: 660 KWH
Hours of Service: 6 AM
10 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.30 kWh/mi	2.06 kWh/mi	2.39 kWh/mi	2.48 kWh/mi



Local Route B2 Results

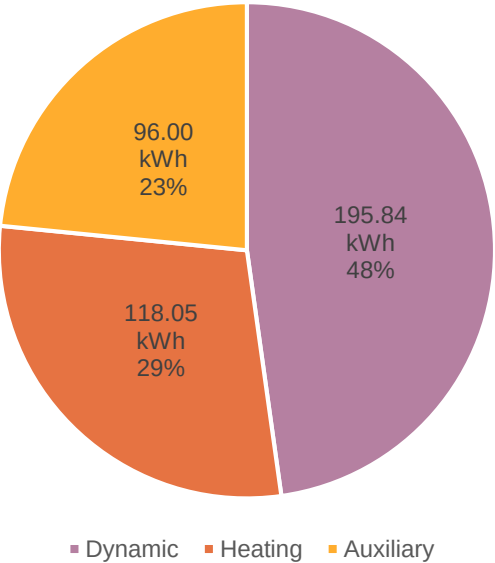


Daily Energy Consumption by Subsystem

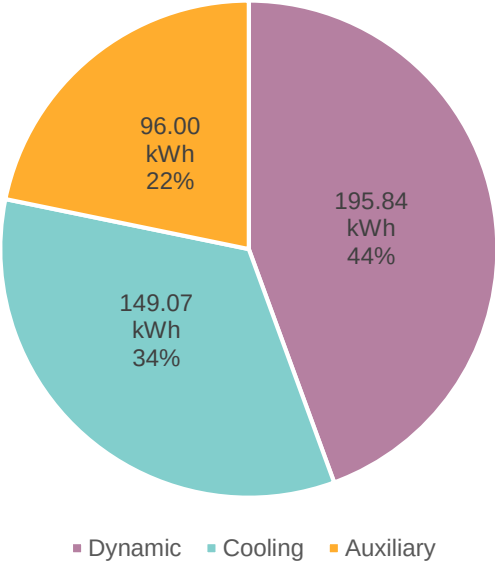
Total Daily Energy Consumption:

Summer:	440.92 KWH	Fall	424.75
Winter:	409.89 KWH	Spring	366.64

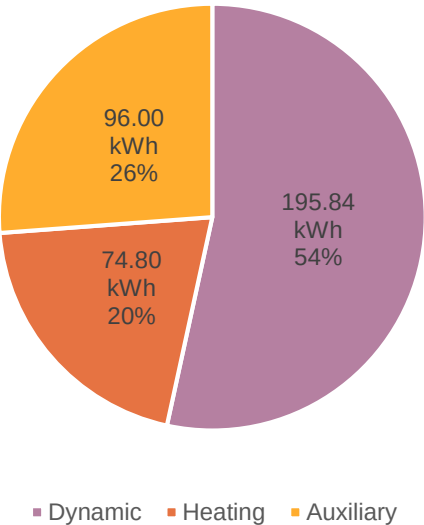
Winter Energy Consumption
over a Single Day



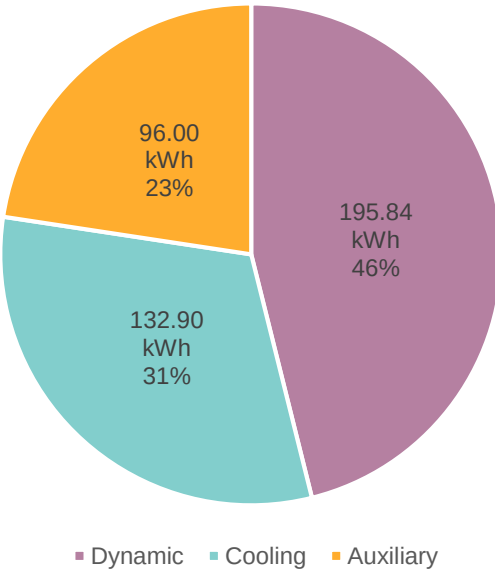
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route B2 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	20.15	0.00	639.85
2	639.85	21.46	0.00	618.39
3	618.39	22.13	0.00	596.26
4	596.26	24.06	0.00	572.20
5	572.20	26.06	0.00	546.14
6	546.14	27.95	0.00	518.19
7	518.19	29.78	0.00	488.41
8	488.41	32.04	0.00	456.38
9	456.38	34.45	0.00	421.93
10	421.93	34.45	0.00	387.48
11	387.48	34.08	0.00	353.40
12	353.40	31.49	0.00	321.91
13	321.91	29.49	0.00	292.43
14	292.43	27.35	0.00	265.08
15	265.08	23.79	0.00	241.29
16	241.29	22.21	0.00	219.08

Local Route B2 Results



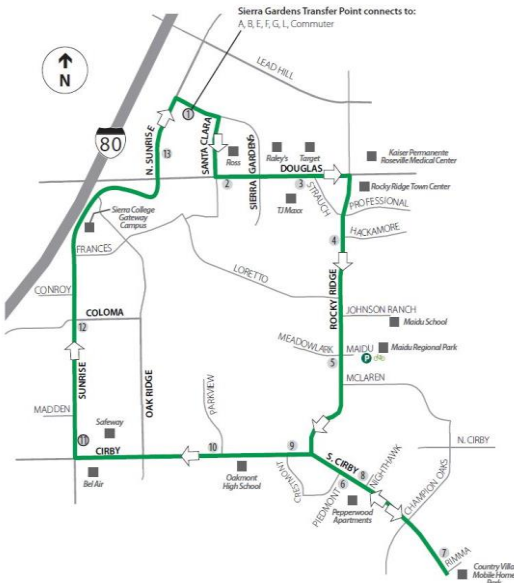
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	31.10	0.00	628.90
2	628.90	30.03	0.00	598.88
3	598.88	28.96	0.00	569.92
4	569.92	27.89	0.00	542.03
5	542.03	26.84	0.00	515.19
6	515.19	25.79	0.00	489.39
7	489.39	24.76	0.00	464.63
8	464.63	23.75	0.00	440.88
9	440.88	22.69	0.00	418.19
10	418.19	21.43	0.00	396.76
11	396.76	22.40	0.00	374.36
12	374.36	23.29	0.00	351.08
13	351.08	24.06	0.00	327.02
14	327.02	24.84	0.00	302.18
15	302.18	25.63	0.00	276.54
16	276.54	26.43	0.00	250.11

Local Route C Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40
Battery Size: 660 KWH
Hours of Service: 6 AM
7 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.17 kWh/mi	2.00 kWh/mi	2.30 kWh/mi	2.36 kWh/mi



Local Route C Results

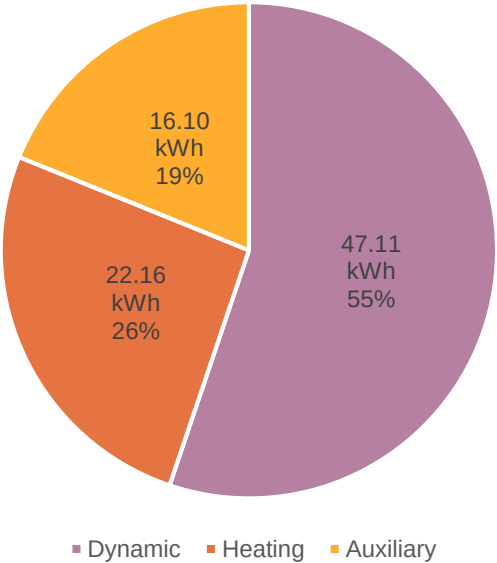


Daily Energy Consumption by Subsystem

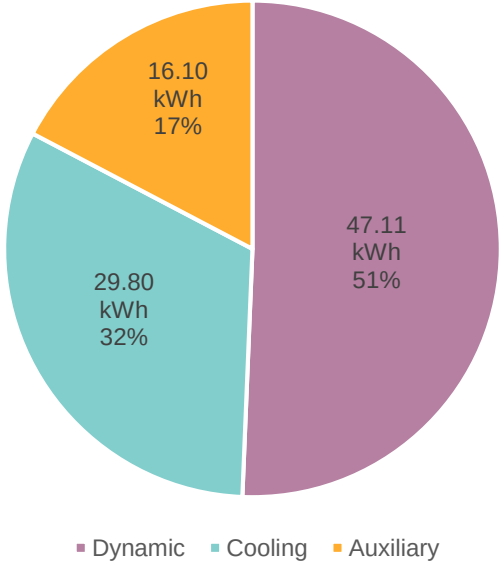
Total Daily Energy Consumption:

Summer:	93.00 KWH	Fall	90.33
Winter:	85.37 KWH	Spring	78.88

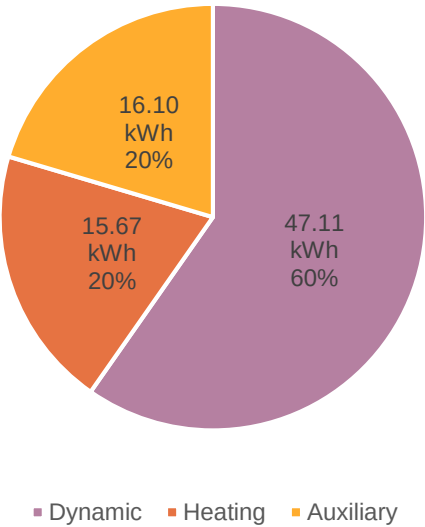
Winter Energy Consumption
over a Single Day



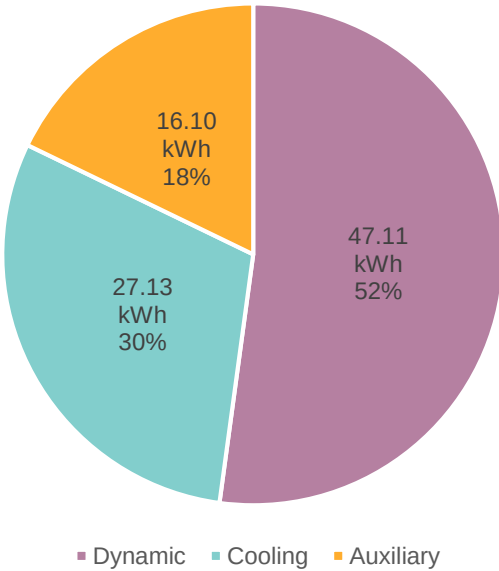
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Local Route C Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	10.11	0.00	649.89
2	649.89	11.15	0.00	638.73
3	638.73	12.76	0.00	625.97
4	625.97	14.50	0.00	611.47
5	611.47	15.55	0.00	595.92
6	595.92	15.42	0.00	580.50
7	580.50	13.50	0.00	567.00

Local Route C Results



Daily State of Charge

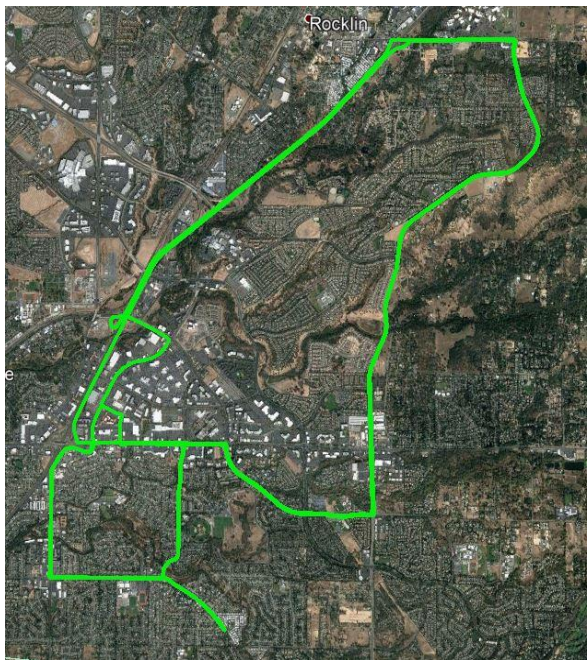
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	14.29	0.00	645.71
2	645.71	13.42	0.00	632.29
3	632.29	12.55	0.00	619.74
4	619.74	11.71	0.00	608.03
5	608.03	10.87	0.00	597.17
6	597.17	11.11	0.00	586.06
7	586.06	11.42	0.00	574.63

Local Route C, G, F, E Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40 ft.
Battery Size: 660 KWH
Hours of Service: 6 AM
7 PM

Charging Station Design

☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.71 kWh/mi	2.56 kWh/mi	2.80 kWh/mi	2.84 kWh/mi



Local Route C, G, F, E Results

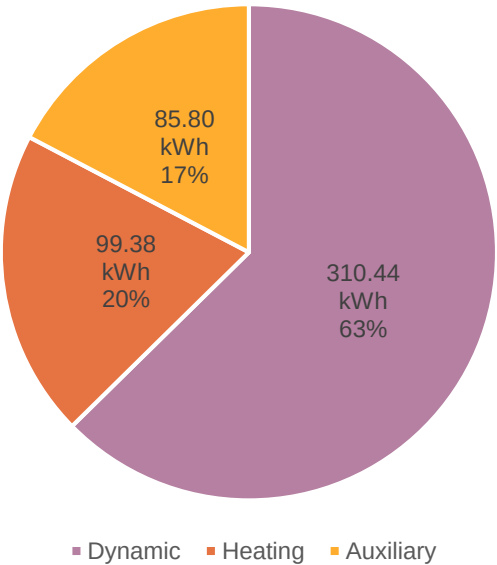


Daily Energy Consumption by Subsystem

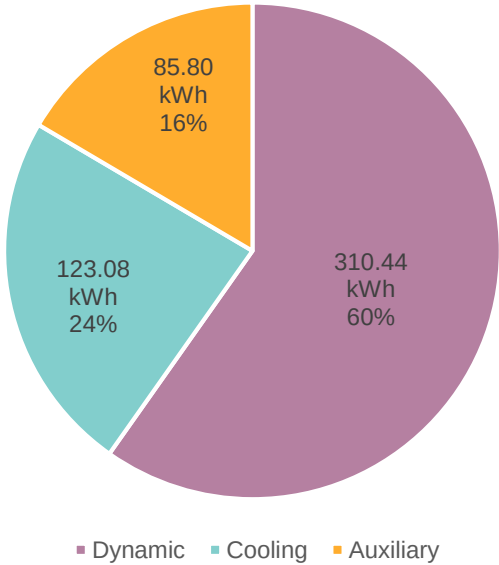
Total Daily Energy Consumption:

Summer:	519.32 KWH	Fall	512.23
Winter:	495.62 KWH	Spring	468.39

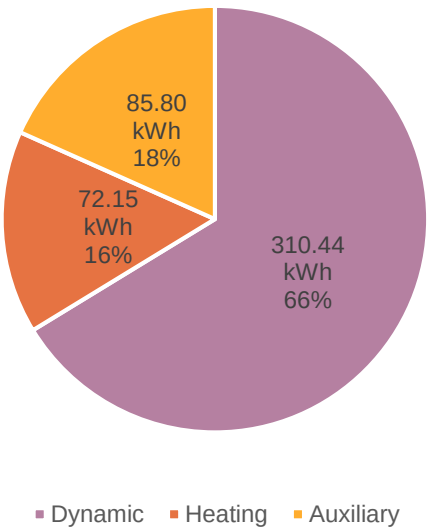
Winter Energy Consumption
over a Single Day



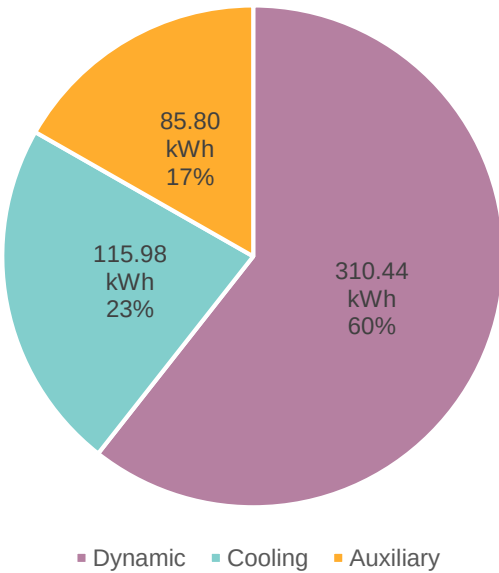
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Local Route C, G, F, E Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	72.87	0.00	587.13
2	587.13	77.89	0.00	509.24
3	509.24	87.98	0.00	421.27
4	421.27	95.26	0.00	326.01
5	326.01	95.26	0.00	230.75
6	230.75	90.08	0.00	140.68

Local Route C, G, F, E Results



Daily State of Charge

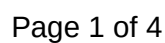
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	93.20	0.00	566.80
2	566.80	88.61	0.00	478.18
3	478.18	84.05	0.00	394.13
4	394.13	77.31	0.00	316.82
5	316.82	74.45	0.00	242.37
6	242.37	77.99	0.00	164.38

[illegible]

Charger's output: 60 KW
Time at Charger: 8 Hours

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.13 kWh/mi	1.97 kWh/mi	2.22 kWh/mi	2.27 kWh/mi



Local Route D Results

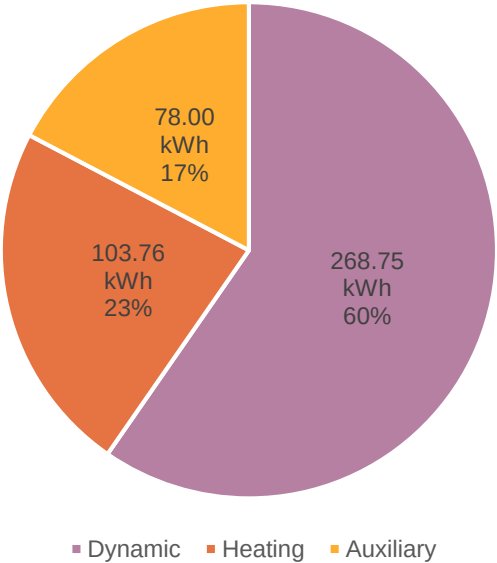


Daily Energy Consumption by Subsystem

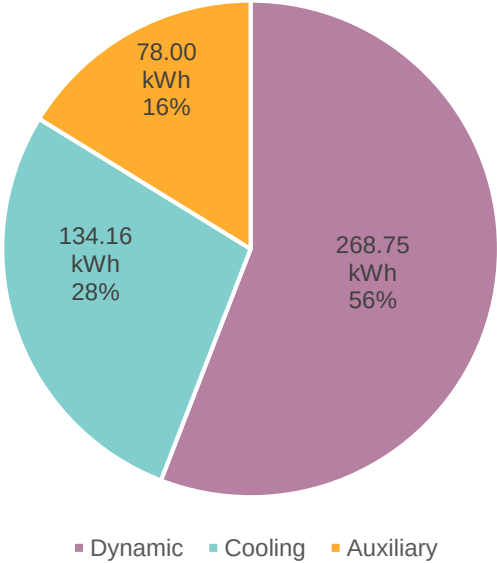
Total Daily Energy Consumption:

Summer:	480.91 KWH	Fall	468.99
Winter:	450.51 KWH	Spring	417.09

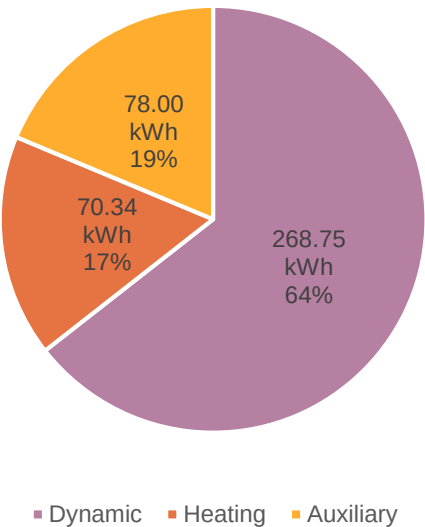
Winter Energy Consumption
over a Single Day



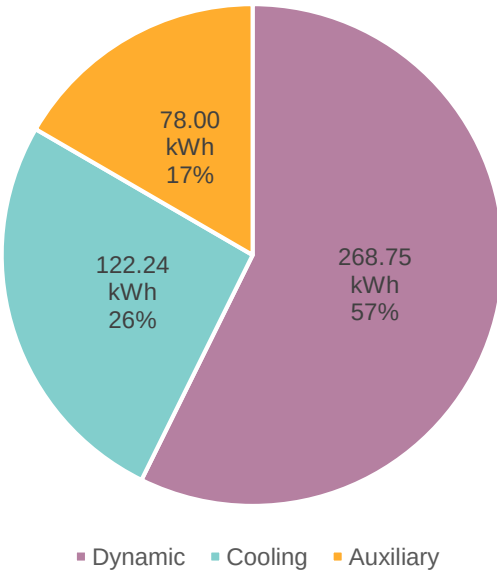
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route D Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	28.23	0.00	631.77
2	631.77	29.52	0.00	602.25
3	602.25	30.23	0.00	572.02
4	572.02	32.24	0.00	539.79
5	539.79	34.38	0.00	505.41
6	505.41	36.46	0.00	468.95
7	468.95	38.52	0.00	430.43
8	430.43	41.06	0.00	389.37
9	389.37	43.83	0.00	345.54
10	345.54	43.83	0.00	301.70
11	301.70	43.49	0.00	258.22
12	258.22	40.66	0.00	217.55
13	217.55	38.46	0.00	179.09

Local Route D Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	40.55	0.00	619.45
2	619.45	39.40	0.00	580.05
3	580.05	38.25	0.00	541.81
4	541.81	37.10	0.00	504.71
5	504.71	35.97	0.00	468.74
6	468.74	34.85	0.00	433.89
7	433.89	33.74	0.00	400.15
8	400.15	32.66	0.00	367.50
9	367.50	31.52	0.00	335.98
10	335.98	30.14	0.00	305.84
11	305.84	31.20	0.00	274.64
12	274.64	32.16	0.00	242.48
13	242.48	32.99	0.00	209.49

Local Route L Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40
Battery Size: 660 KWH
Hours of Service: 6 AM
6 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours



Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.29 kWh/mi	2.07 kWh/mi	2.40 kWh/mi	2.47 kWh/mi



Local Route L Results

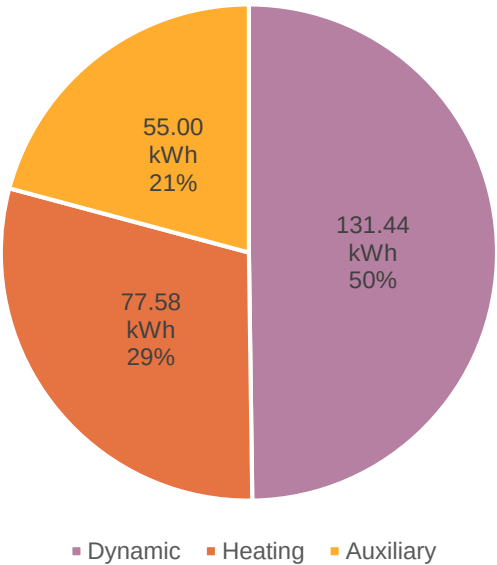


Daily Energy Consumption by Subsystem

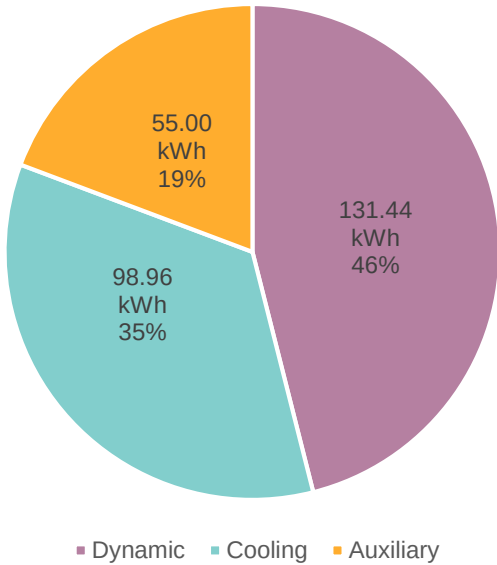
Total Daily Energy Consumption:

Summer:	285.40 KWH	Fall	277.84
Winter:	264.02 KWH	Spring	239.26

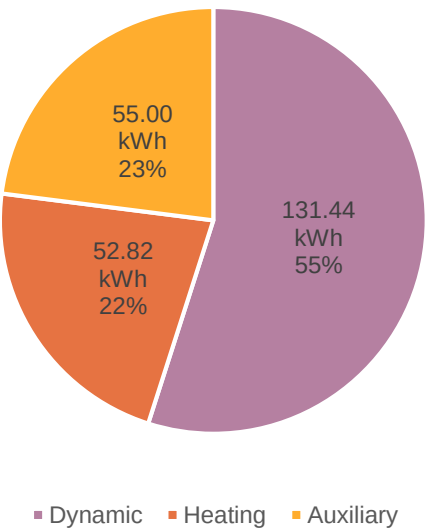
Winter Energy Consumption
over a Single Day



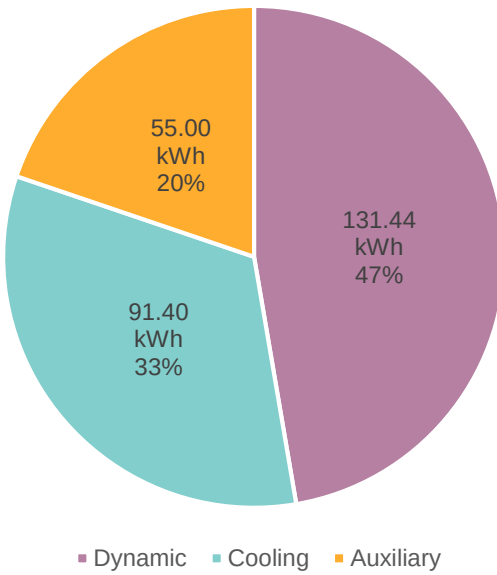
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route L Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	18.17	0.00	641.83
2	641.83	19.32	0.00	622.51
3	622.51	19.97	0.00	602.54
4	602.54	21.72	0.00	580.82
5	580.82	23.62	0.00	557.20
6	557.20	27.35	0.00	529.86
7	529.86	29.65	0.00	500.20
8	500.20	32.19	0.00	468.01
9	468.01	32.19	0.00	435.82
10	435.82	31.89	0.00	403.93
11	403.93	29.33	0.00	374.60

Local Route L Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	28.82	0.00	631.18
2	631.18	27.84	0.00	603.34
3	603.34	26.85	0.00	576.49
4	576.49	25.88	0.00	550.61
5	550.61	24.92	0.00	525.69
6	525.69	23.96	0.00	501.73
7	501.73	22.11	0.00	479.62
8	479.62	21.14	0.00	458.48
9	458.48	19.95	0.00	438.53
10	438.53	20.86	0.00	417.67
11	417.67	21.69	0.00	395.98

Local Route M Results



Electric Bus Corridor Model Results

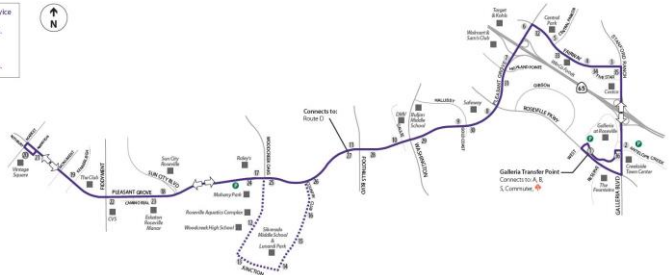
Background

Bus Model: Proterra
Catalyst E2 max 40 ft.
Battery Size: 660 KWH
Hours of Service: 5 AM
10 PM

Charging Station Design

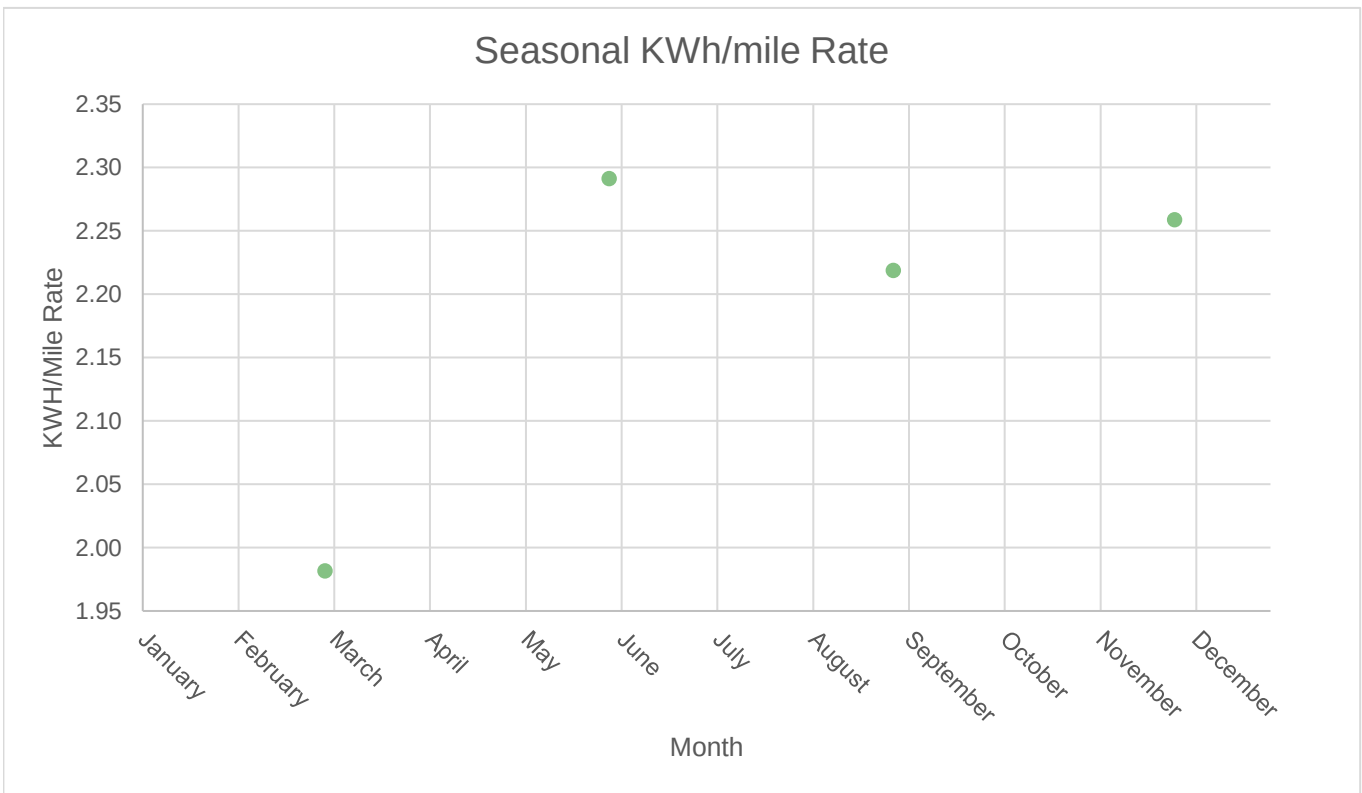
☒ Overnight Depot Charging
Charger's output: 60 KW
Time at Charger: 8 Hours

day service
only
1:57 p.m.
night
only
1:57 p.m.



Seasonal kWh per Mile Rate

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.26 kWh/mi	1.98 kWh/mi	2.22 kWh/mi	2.29 kWh/mi



Local Route M Results

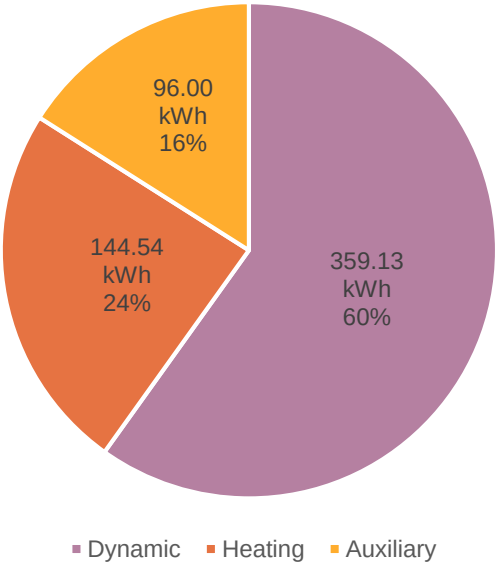


Daily Energy Consumption by Subsystem

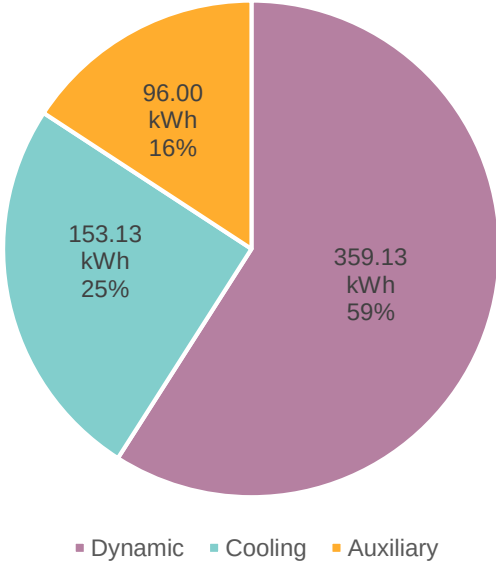
Total Daily Energy Consumption:

Summer:	608.27 KWH	Fall	589.06
Winter:	599.67 KWH	Spring	526.08

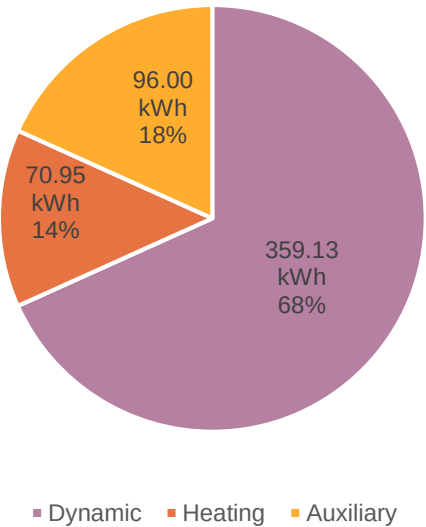
Winter Energy Consumption
over a Single Day



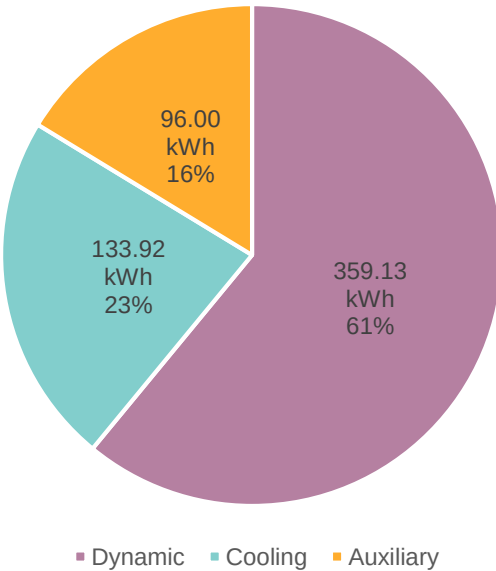
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route M Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	28.07	0.00	631.93
2	631.93	30.08	0.00	601.85
3	601.85	31.42	0.00	570.43
4	570.43	32.20	0.00	538.23
5	538.23	34.31	0.00	503.92
6	503.92	36.60	0.00	467.32
7	467.32	38.87	0.00	428.45
8	428.45	44.00	0.00	384.45
9	384.45	47.13	0.00	337.32
10	337.32	47.13	0.00	290.20
11	290.20	46.78	0.00	243.41
12	243.41	43.68	0.00	199.73
13	199.73	41.24	0.00	158.49
14	158.49	38.74	0.00	119.75
15	119.75	34.94	0.00	84.81
16	84.81	33.08	0.00	51.73

Local Route M Results



Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	44.28	0.00	615.72
2	615.72	43.06	0.00	572.66
3	572.66	41.85	0.00	530.82
4	530.82	40.64	0.00	490.17
5	490.17	39.44	0.00	450.73
6	450.73	38.25	0.00	412.48
7	412.48	37.08	0.00	375.40
8	375.40	35.93	0.00	339.47
9	339.47	33.60	0.00	305.87
10	305.87	32.13	0.00	273.73
11	273.73	33.26	0.00	240.47
12	240.47	34.28	0.00	206.19
13	206.19	35.14	0.00	171.05
14	171.05	36.02	0.00	135.03
15	135.03	36.90	0.00	98.13
16	98.13	37.80	0.00	60.33

PRICE INDUSTRIES **1** **PRICE** **SCIENTIFIC**

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PRICE INDUSTRIES **1** **PRICE** **SCIENTIFIC**

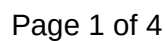
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PRICE INDUSTRIES **1** **PRICE** **SCIENTIFIC**

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Charger's output: 60 KW
Time at Charger: 8 Hours

Average Winter:	Average Spring	Average Fall:	Average Summer:
2.52 kWh/mi	1.83 kWh/mi	2.04 kWh/mi	2.00 kWh/mi



Local Route R AM Results

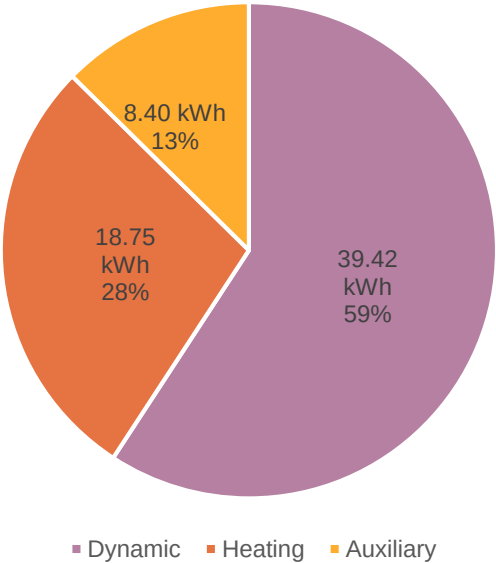


Daily Energy Consumption by Subsystem

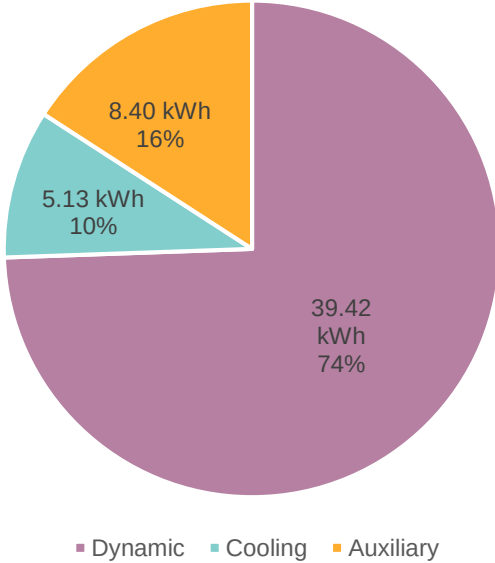
Total Daily Energy Consumption:

Summer:	52.96 KWH	Fall	53.99
Winter:	66.57 KWH	Spring	48.41

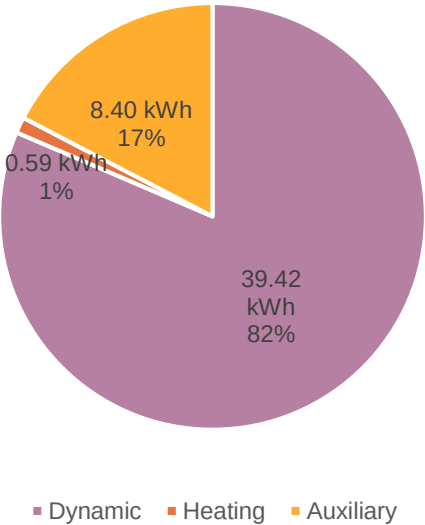
Winter Energy Consumption
over a Single Day



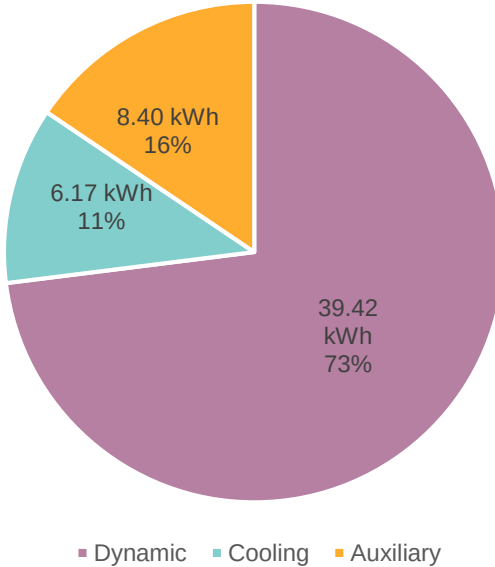
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption
over a Single Day



Local Route R AM Results

Daily State of Charge



Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	26.19	0.00	633.81
2	633.81	26.77	0.00	607.04

Local Route R AM Results



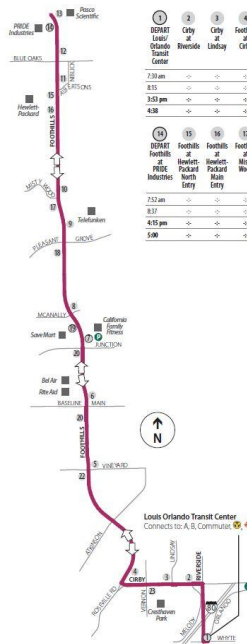
Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	33.73	0.00	626.27
2	626.27	32.85	0.00	593.43

Local Route R PM Results

Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40
Battery Size: 660 KWH
Hours of Service: 4 PM
6 PM

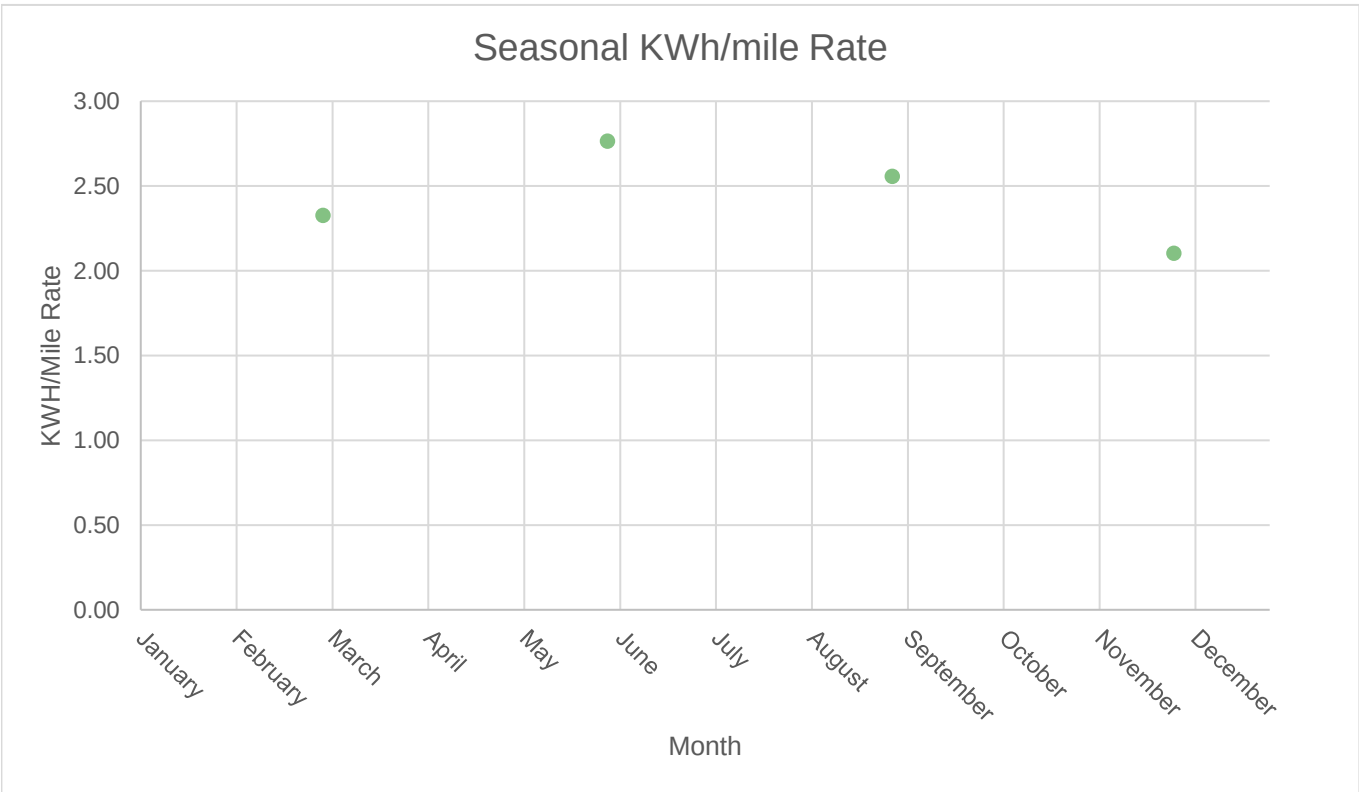
Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter: 2.10 kWh/mi Average Spring: 2.33 kWh/mi Average Fall: 2.56 kWh/mi Average Summer: 2.76 kWh/mi



Local Route R PM Results

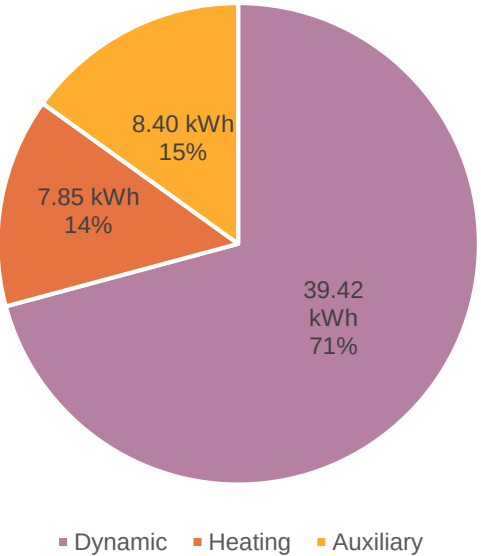


Daily Energy Consumption by Subsystem

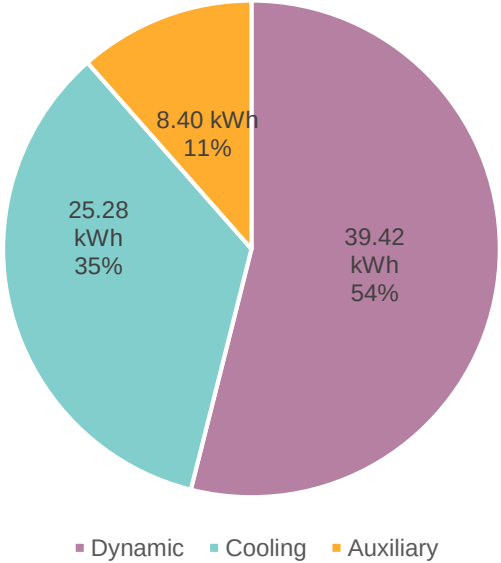
Total Daily Energy Consumption:

Summer:	73.10 KWH	Fall	67.61
Winter:	55.67 KWH	Spring	61.55

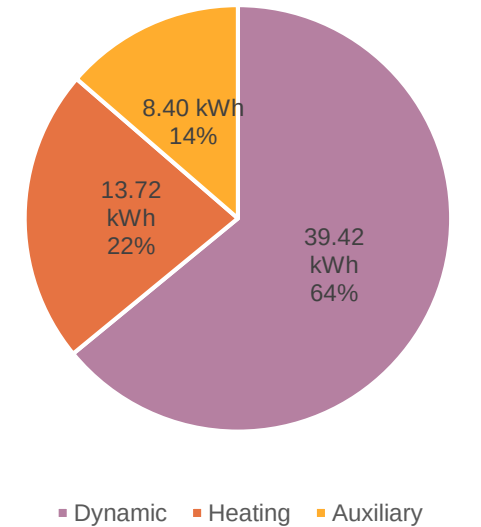
Winter Energy Consumption over a Single Day



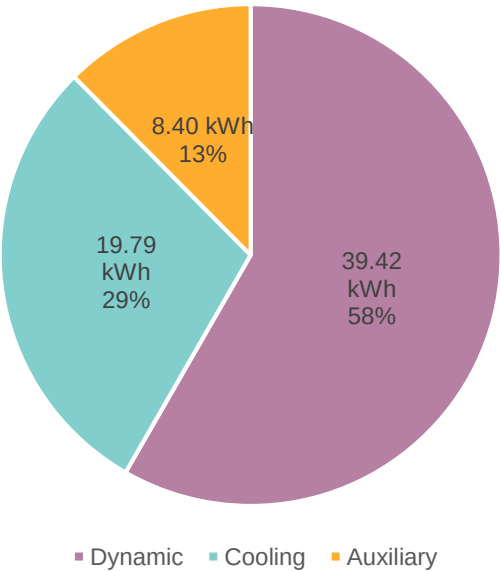
Summer Energy Consumption over a Single Day



Spring Energy Consumption over a Single Day



Fall Energy Consumption over a Single Day



Local Route R PM Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	37.71	0.00	622.29
2	622.29	35.39	0.00	586.90

Local Route R PM Results



Daily State of Charge

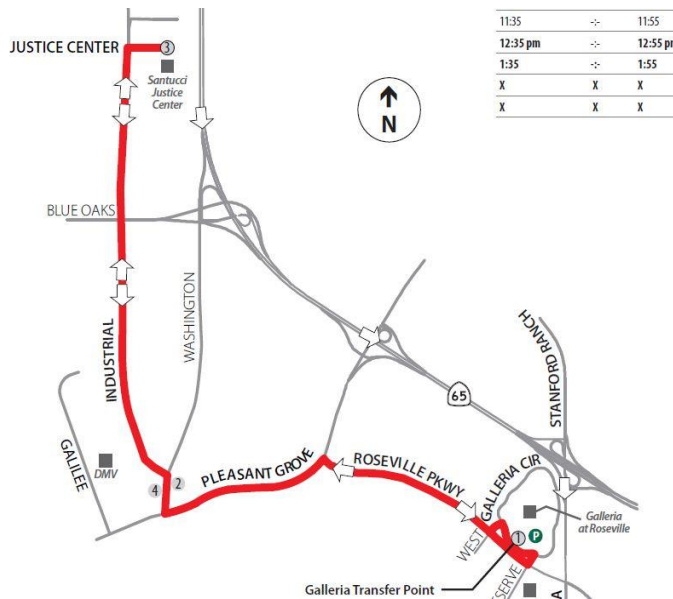
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	27.46	0.00	632.54
2	632.54	28.21	0.00	604.33

Local Route S1 Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40
Battery Size: 660 KWH
Hours of Service: 7 AM
3 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

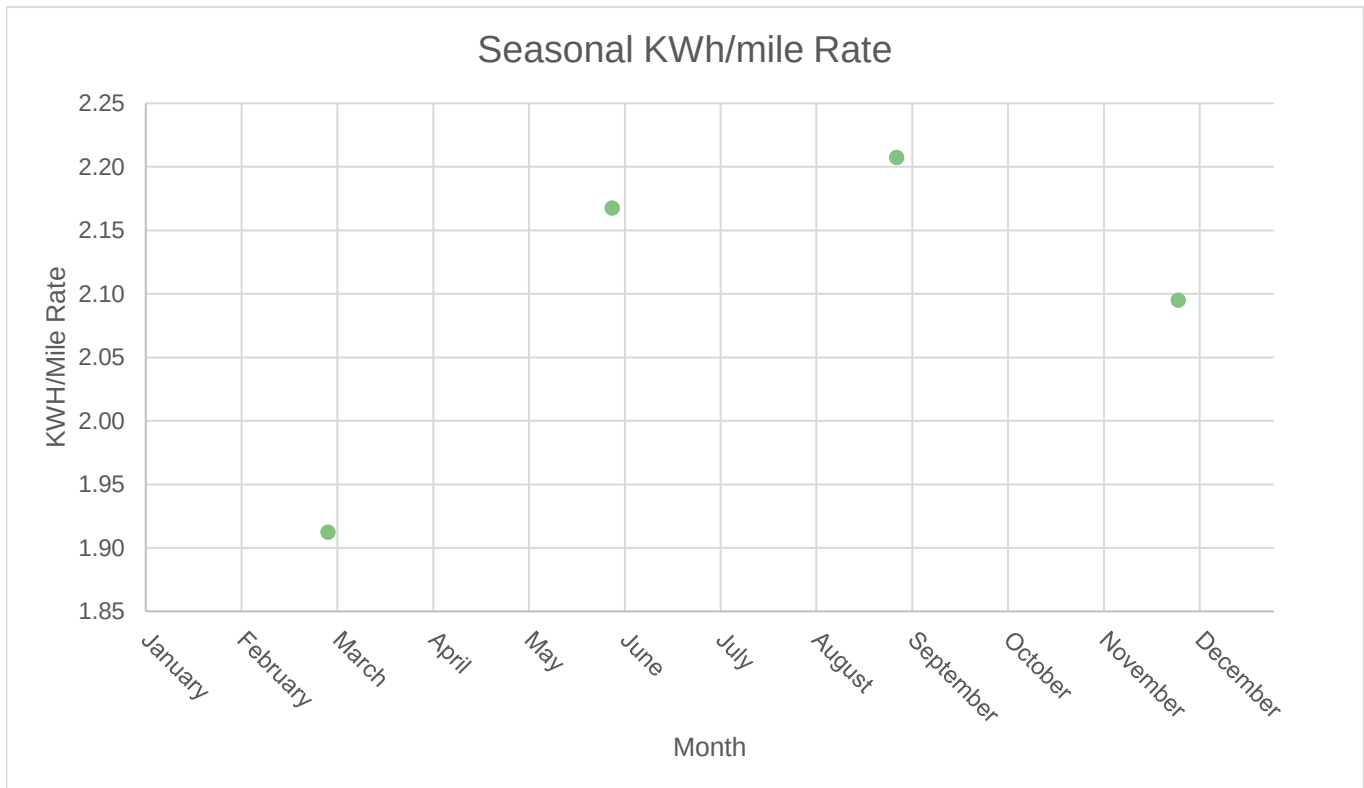
Seasonal kWh per Mile Rate

Average Winter:
2.09 kWh/mi

Average Spring:
1.91 kWh/mi

Average Fall:
2.21 kWh/mi

Average Summer:
2.17 kWh/mi



Local Route S1 Results

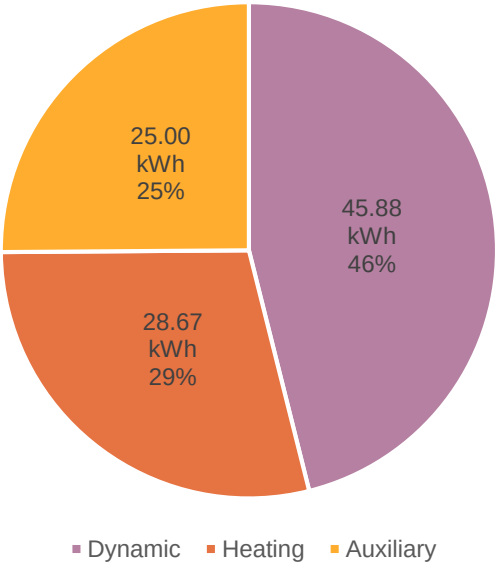


Daily Energy Consumption by Subsystem

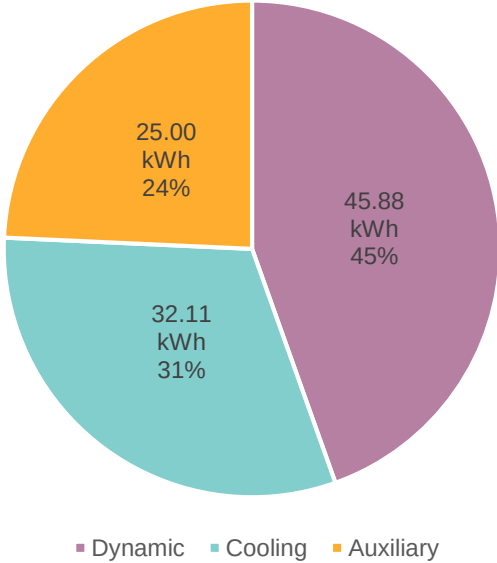
Total Daily Energy Consumption:

Summer:	102.99 KWH	Fall	104.89
Winter:	99.55 KWH	Spring	90.87

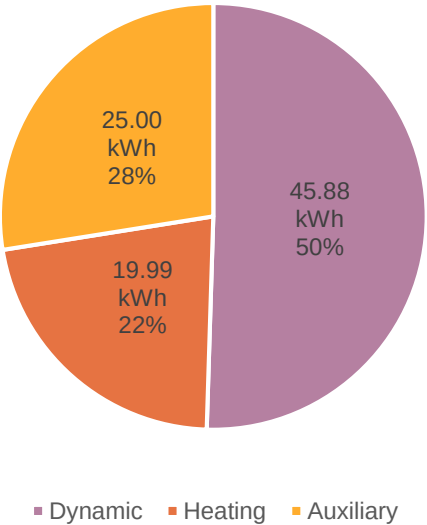
Winter Energy Consumption
over a Single Day



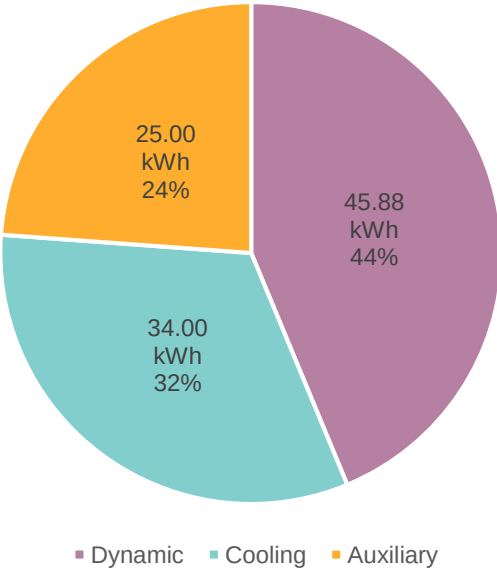
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route S1 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	16.77	0.00	643.23
2	643.23	18.49	0.00	624.74
3	624.74	20.84	0.00	603.90
4	603.90	22.90	0.00	581.00
5	581.00	23.99	0.00	557.01

Local Route S1 Results



Daily State of Charge

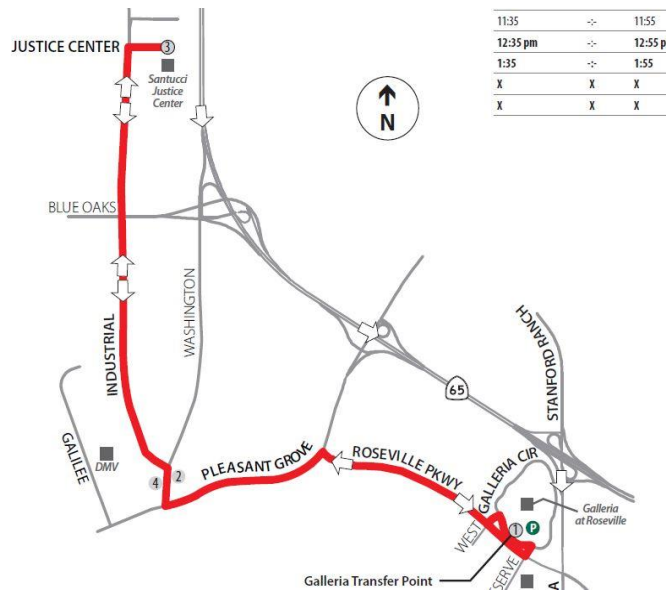
Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	22.29	0.00	637.71
2	637.71	21.54	0.00	616.16
3	616.16	20.05	0.00	596.11
4	596.11	18.57	0.00	577.54
5	577.54	17.09	0.00	560.45

Local Route S2 Results



Electric Bus Corridor Model Results



Background

Bus Model: Proterra
Catalyst E2 max 40
Battery Size: 660 KWH
Hours of Service: 4 PM
6 PM

Charging Station Design

☒ Overnight Depot Charging

Charger's output: 60 KW
Time at Charger: 8 Hours

Seasonal kWh per Mile Rate

Average Winter:
2.25 kWh/mi

Average Spring:
2.39 kWh/mi

Average Fall:
2.51 kWh/mi

Average Summer:
2.75 kWh/mi



Local Route S2 Results

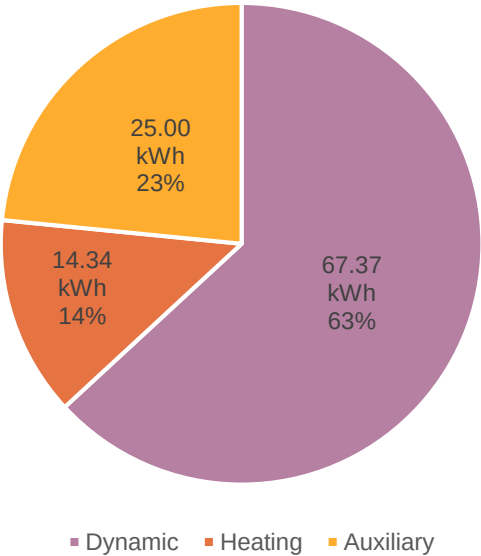


Daily Energy Consumption by Subsystem

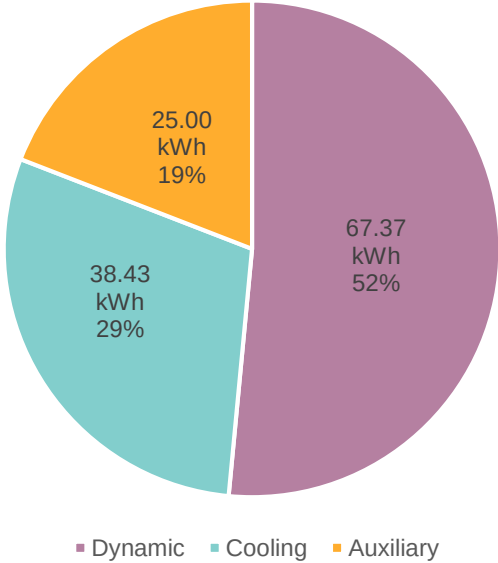
Total Daily Energy Consumption:

Summer:	130.80 KWH	Fall	119.45
Winter:	106.71 KWH	Spring	113.37

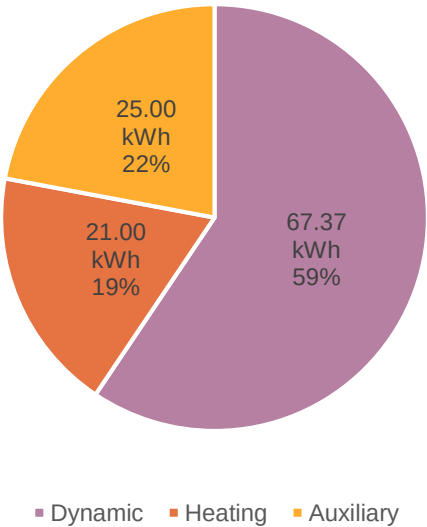
Winter Energy Consumption
over a Single Day



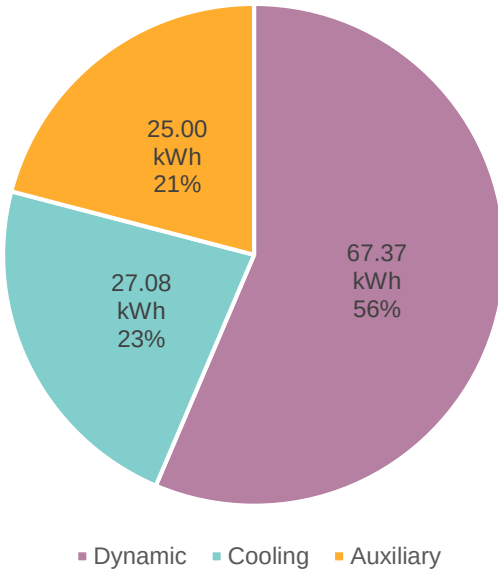
Summer Energy Consumption
over a Single Day



Spring Energy Consumption
over a Single Day



Fall Energy Consumption over
a Single Day



Local Route S2 Results



Daily State of Charge

Summer

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	27.11	0.00	632.89
2	632.89	27.11	0.00	605.78
3	605.78	25.83	0.00	579.94
4	579.94	25.83	0.00	554.11
5	554.11	24.91	0.00	529.20

Local Route S2 Results

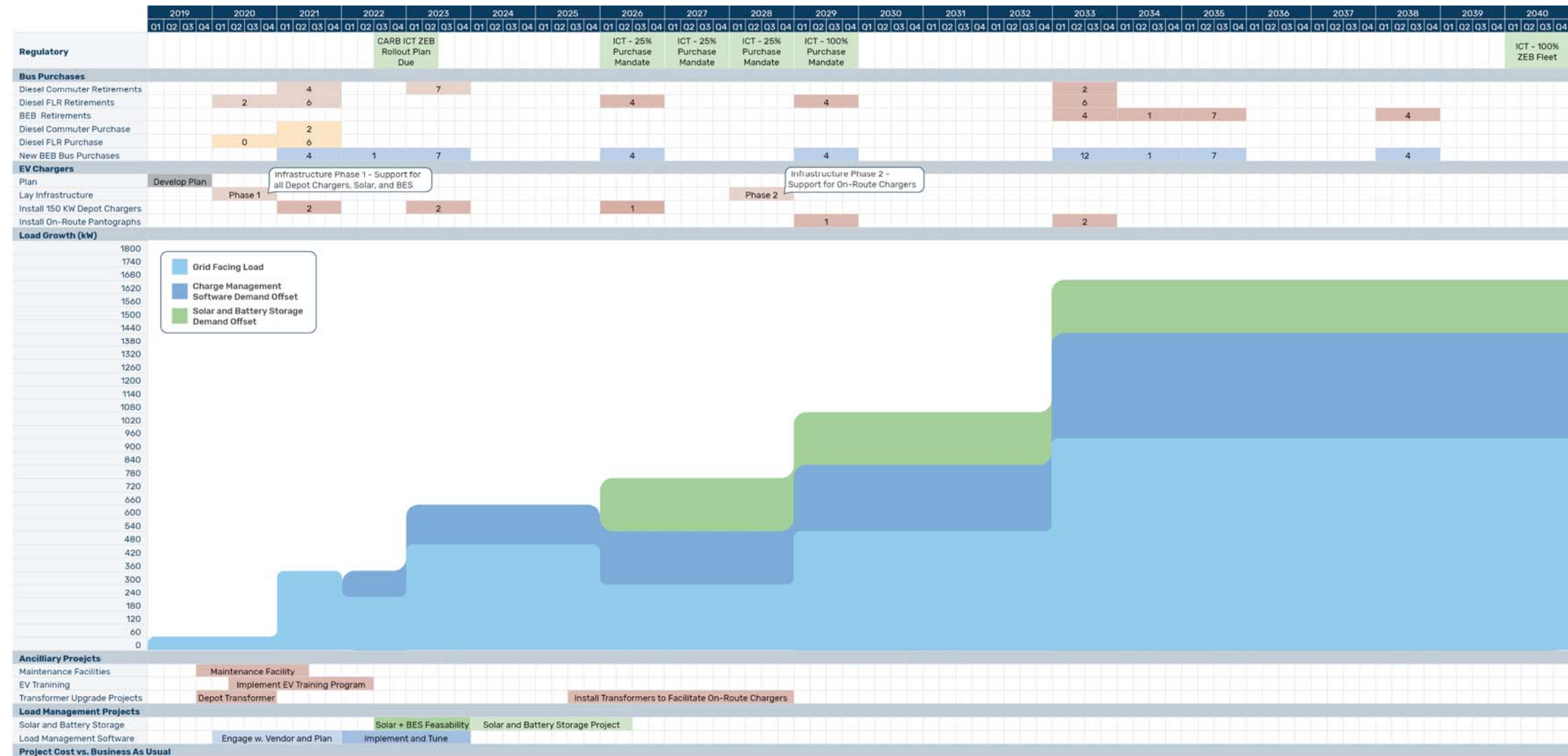


Daily State of Charge

Winter

Partial Recharge Gained		SOC is below the lower bound		
Trip No.	Initial SOC	Consume	Recharge	Final SOC
1	660.00	20.60	0.00	639.40
2	639.40	21.22	0.00	618.18
3	618.18	21.22	0.00	596.95
4	596.95	21.83	0.00	575.12
5	575.12	21.83	0.00	553.29

Appendix B – ZEB Fleet Conversion Project Plan



Appendix C – Conceptual Plan





February 10, 2020

109127.1000 - Roseville ZEB Program

Mr. Michael Dour
City of Roseville
Public Works Department - Alternative Transportation Manager
311 Vernon Street
Roseville, CA 95678

Re: Roseville Zero-Emission Bus Business Plan Report

Dear Mr. Dour:

Willdan is pleased to submit the final Zero-Emission Bus Business Plan report prepared on behalf of Roseville Transit "Roseville" which details the findings of our study to convert Roseville's current diesel transit bus fleet to zero-emission buses. Willdan partnered with CALSTART and DHS to complete key aspects of this study including route modelling, maintenance facility considerations, and recommended trainings.

This study was driven in part by California Air Resources Board (CARB) Innovative Clean Transit (ICT) rule which requires California transit agencies to plan for and operate a fully zero-emission fleet by 2040 and also in part by Roseville's desire to reduce its carbon emissions. This report evaluates the financial implications, and potential business case, of using electric buses versus diesel buses which Roseville currently operates. While CARB ICT requirements allow transit agencies to explore two zero-emission bus technologies, hydrogen fuel cell and battery electric, a preliminary review of current hydrogen fuel cell buses indicates that they will require significantly higher upfront capital costs for fueling infrastructure and bus purchases. Therefore, this study focuses on an in-depth analysis of the less expensive alternative, battery electric buses (BEBs). This direction of study is also in line with Roseville's current actions which have secured funding for five BEBs and associated chargers.

The report evaluates key elements and considerations for transitioning to a zero-emission fleet including detailed route modelling and energy requirements, an assessment of current commercially available viable solutions, a phase-in strategy that accounts for technology limitations, and a financial analysis. The final phase-in schedule will ultimately inform subsequent grant and incentive pursuits, as many funding opportunities require a "shovel ready" plan to apply. Should Roseville require assistance acquiring funding for future bus or charger procurements, Willdan has decades of experience assisting municipalities around the nation fund key infrastructure projects with grants, incentives, and low-cost financing solutions.

There are several next steps Roseville should take following the acceptance of this report. The first is to develop and issue a joint bus and charger RFP for the first five BEBs. Willdan is currently working on this under the scope of our current contract with Roseville. Next, the City

should start developing their CARB Rollout Plan required per CARB ICT legislation. The Business Plan provides a strong foundation for Roseville to develop a fully compliant CARB Rollout Plan as all the known required elements are covered in the report; however, certain elements may require deeper analysis and planning to meet CARB's requirements. Willdan suggests Roseville review submitted and approved Rollout Plans from large transit agencies (due to CARB July 1, 2020) to help inform what level of detail a compliant CARB ICT Rollout Plan must contain. It is possible that CARB revises the Rollout Plan requirements or provides additional guidance based on the large transit agencies submittals. As Roseville continues to move forward with this plan, Willdan is perfectly positioned to tweak the findings of this report into a fully compliant CARB Rollout Plan.

After Roseville operates the pilot BEBs for at least 12 months, Willdan suggests Roseville conduct a detailed solar PV and battery storage feasibility study. The purpose of the study would be to evaluate potential electricity cost savings and load management capabilities to reduce the BEB operational costs. Willdan has acted as an owner's rep for over 260 MW of solar PV and is an expert at analyzing existing electrical loads and optimizing potential Distributed Energy Resources (DERs) to maximize value for our clients. When Roseville is ready to begin this study, Willdan can assist Roseville explore the interaction between solar PV, battery storage and vehicle charging load. Willdan can provide the same range of services for the DERs assessment as we have provided Roseville with this ZEB Business Plan including initial feasibility analysis, financial assessment, technical specification development, procurement support and vendor proposal evaluation.

As Roseville converts its transit fleet from diesel to battery electric, operations will become increasingly intertwined with the electrical energy sector. Willdan has been a leader in helping local governments and public agencies solve their energy problems for over 50 years and look forward to continuing to be Roseville's trusted partner and technical expert on your path towards an electrified future.

Respectfully submitted,



Steven Clarke, P.E.
Senior Director
Willdan Group, Inc.
415-699-9310





COUNCIL COMMUNICATION

CC #: 0776
File #: 0714-01

Title: Maidu Soccer Complex Irrigation Renovation Project – Award of Contract
Contact: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Recommend Council award the project to the apparent low bidder, Marina Landscape, Inc., authorize the City Manager to execute the agreement with Marina Landscape, Inc., in the amount of \$216,500, and authorize staff to approve change order requests in an amount not to exceed 10% of the contract amount.

BACKGROUND

The Maidu Soccer Complex is located on the 152-acre regional park site, east of Rocky Ridge Drive and south of Douglas Boulevard. The soccer complex is used extensively by the Roseville Youth Soccer Club and Granite Bay Football Club for league play and hosts numerous tournaments and events every year. Other regional and state-wide tournaments and events are also held at this complex. The project includes renovations and upgrades to the existing irrigation system to provide better irrigation coverage and improved water efficiency, and will aid in reducing ongoing maintenance requirements. Improvements to the irrigation system are an essential component of a planned, concurrent turf renovation project under a separate contract.

City Council approved the plans and specifications and authorized the call for bids at the March 4, 2020, meeting. Bids were opened on April 20, 2020 and staff received three bids. The bid results and architect's estimate are as follows:

Bidder	Total Lump Sum Bid
Empire Landscaping, Inc.	\$135,000
Marina Landscape, Inc.	\$216,500
Cagwin & Dorward	\$259,235
Architect's Estimate	\$235,000

Subsequent to the bid opening, staff received a letter from Empire Landscaping, Inc. requesting relief of their proposal due to an error in their bid. The error resulted in the proposal amount being \$100,000 lower than their intended price. The actual total should have been \$235,000. The City

Attorney's Office has reviewed the letter and recommends that we grant Empire Landscaping, Inc. relief from their proposal. As a result, the low bidder is Marina Landscape, Inc.

Staff recommends award of the project to Marina Landscape, Inc., in the amount of \$216,500.

CONTINGENCY

During the course of a construction renovation project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. Due to the complexity of this renovation project, staff requests authorization to approve change order requests in an amount not to exceed 10% of the contract price in accordance with the terms and conditions of the contract.

FISCAL IMPACT

Funding for the irrigation improvements is from a transfer of FY2018-19 General Fund resources to the Parks, Recreation & Libraries Capital Fund for the Maidu soccer field, approved by City Council at the January 15, 2020 meeting, as well as committed contributions from partners. Maintenance of the existing citywide park is budgeted in the General Fund and will remain unchanged.

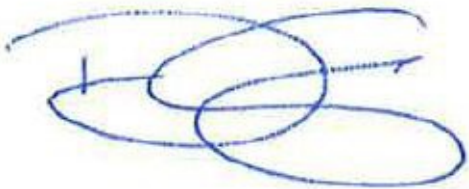
ENVIRONMENTAL REVIEW

The proposed project involves minor alterations of an existing facility. The proposed alterations meet the specified criteria, and is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Joel De Jong, Park Development Analyst

Jill Geller, Director, Parks, Recreation & Libraries



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-197

Bid Summary Sheet
Marina Agreement

RESOLUTION NO. 20-197

APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MARINA LANDSCAPE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for the Maidu Soccer Complex Irrigation Renovation Project, by and between the City of Roseville and Marina Landscape, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Agreement is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville, upon receipt and approval of signed agreements and bonds by the City Attorney's office.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

BID SUMMARY SHEET

DATE: April 20, 2020

BID OPENING FOR:

Maidu Soccer Complex Irrigation Renovation Project

TIME: 3:00 PM

BID BOND REQUIRED: YES

[illegible]

Please Sign-In

Staff

Visitors (Name & Company)

Visitors (Name & Company)

Carly Bister

A G R E E M E N T

THIS AGREEMENT, is made and entered into this _____ day of _____, 20____, by and between the City of Roseville, a municipal corporation, ("CITY"), and Marina Landscape, Inc. _____, a California Corporation _____, ("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 4th day of March, 2020, approved plans and specifications for the

Maidu Soccer Complex Irrigation Renovation Project

and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 20th day of April, 2020; and

WHEREAS, the City Clerk, thereafter duly and regularly caused a notice to be published in the manner and for the time prescribed by law; and

WHEREAS, CONTRACTOR, pursuant to the provisions of said notice duly filed a bid with the City Clerk, a true copy of which bid is now on file in the office of the City Clerk, and is hereby referred to and by this reference made a part hereof as fully as if set forth at length herein; and

WHEREAS, all bids received pursuant to said notice were opened and examined and publicly declared at the time specified in said advertisement for bids and at a meeting of the City Council held on the _____ day of _____, 20____, the Council found and

declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in the aforementioned specifications.

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, supplies, equipment, superintendence, insurance, and bonds required for the _____
Maidu Soccer Complex Irrigation Renovation Project

in accordance with the Contract Documents (the Work).

b. To do and perform the Work contemplated hereby in a good and workmanlike manner under the direction of and to the satisfaction of the Director of Public Works of the City of Roseville.

2. PAYMENT. CITY shall pay CONTRACTOR Two Hundred Sixteen thousand five hundred dollars (\$ 216,500.00) for the Work

to be done under this Agreement in accordance with the Contract Documents.

3. CONTRACT DOCUMENTS. The complete Agreement between the parties hereto consists of the following documents:

- a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);
- b. The accepted bid;
- c. Plans and specifications (including general conditions, supplemental conditions, special provisions and construction details);
- d. Bonds and insurance required by the specifications; and

e. This contract.

All documents specified above are intended to operate so that any work called for in any one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents.

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the Work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$ 800.00 per day as liquidated damages, in the event of such delay.

5. TIME OF COMPLETION. Time is of the essence of this Agreement. CONTRACTOR shall complete all Work under the Contract Documents within 30 Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

6. SERVICE OF NOTICE. Any notice required or permitted to be given under this Agreement shall be deemed given when (a) personally delivered to the recipient identified below; (b) mailed by registered or certified mail, return receipt requested, postage pre-paid, to the address specified below; or (c) sent by facsimile, with confirmation of receipt, to the facsimile number identified below.

CITY OF ROSEVILLE

Joel De Jong, Park Development Analyst
316 Vernon Street, Suite 400
Roseville, CA 95678
Fax: 916.774.5251

CONTRACTOR

Marina Landscape, Inc.
3707 W. Garden Grove Blvd
Orange, CA 92868
Fax: (714) 935-1199

CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. INDEPENDENT CONTRACTOR. CONTRACTOR shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

10. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

11. MODIFICATION. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

12. SEVERABILITY. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

13. INTEGRATED AGREEMENT. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE

BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 20_____, and CONTRACTOR has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a
municipal corporation

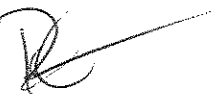
BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

Marina Landscape, Inc., a
California Corporation

BY: 
its: President, Robert B. Conlan

and
BY: 
its: Secretary, Robert B. Conlan

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
Print Name: Jill Geller

Title: Parks, Recreation & Libraries Director



COUNCIL COMMUNICATION

CC #: 0779

File #: 0502

Title: Roseville Independent Redistricting Commission
Contact: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us
M. Sheidenberger 916-774-5325 msheidenberger@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 8.1.

RECOMMENDATION TO COUNCIL

The Charter Review Commission recommends the City Council introduce for first reading an ordinance adding Chapter 2.34 to the Roseville Municipal Code establishing the Roseville Independent Redistricting Commission.

BACKGROUND

Assembly Bill 849 (AB 849 or Act), approved by Governor Newsome on October 8, 2019, specifies redistricting criteria and deadlines for the adoption of new boundaries by the governing body. This bill standardizes redistricting procedures and requirements for counties and cities, including imposing new public hearing, outreach, notice, and transparency requirements. The act requires the governing body to take specified steps to encourage the residents of the local jurisdiction to participate in the redistricting process.

Requirements to redistrict under AB 849 stipulate that following each federal decennial census, and using that census as a basis, the City Council must adopt boundaries for all Council districts so that the districts shall be substantially equal in population as required by the U.S. Constitution. The Council shall adopt boundaries that comply with the U.S. Constitution, the California Constitution, and the Federal Voting Rights Act of 1965.

Using census data as a basis, the Council shall, by ordinance or resolution, adopt boundaries for any or all of the Council districts of the city so that the Council districts shall be substantially equal in population.

Boundaries shall be adopted no earlier than August 1 in each year ending in the number one, (e.g., August 1, 2021), but not later than 151 days before the city's next regular election occurring after March 1 in each year ending in the number two. For the November 2022 election, the latest date the map can be adopted is June 10, 2022.

The previous law the Council followed during the conversion to district-based elections, used to provide that the City Council "may" give consideration to the following factors when drafting a

map: (1) topography, (2) geography, (3) cohesiveness, contiguity, integrity, and compactness of territory, and (4) community of interest of the districts. These factors were not in any particular order. The previous law gave Council flexibility in the criteria used in drafting the initial district map.

Under AB 849, the City Council “shall” adopt district boundaries following each decennial census using the following criteria as set forth in the following order of priority:

(1) To the extent practicable, council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous.

(2) To the extent practicable, the geographic integrity of any local neighborhood or local community of interest shall be respected in a manner that minimizes its division. A “community of interest” is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of interest do not include relationships with political parties, incumbents, or political candidates.

(3) Council district boundaries should be easily identifiable and understandable by residents. To the extent practicable, council districts shall be bounded by natural and artificial barriers, by streets, or by the boundaries of the city.

(4) To the extent practicable, and where it does not conflict with the preceding criteria in this subdivision, council districts shall be drawn to encourage geographical compactness in a manner that nearby areas of population are not bypassed in favor of more distant populations.

In addition, the City Council is prohibited from adopting council district boundaries for the purpose of favoring or discriminating against a political party or a current seated councilmember.

Public outreach is also specified in AB 849, as the Act contains timing as to when redistricting must occur by. Under this bill, cities are required to hold at least four hearings, including at least one hearing or workshop on a weekend or after 6:00 p.m. on a weekday. Cities are additionally required to provide live translations of hearings – if requested 72 hours in advance – into languages other than English. In addition, the City Council must engage in other specified outreach requirements. In lieu of holding the public hearings itself, Council is authorized to establish a redistricting commission to hold the required public hearings.

Until recently, many cities who formed redistricting commissions appointed advisory bodies that could offer only map recommendations to the governing body. The main exception was with charter cities, whose “home rule” autonomy under the state constitution empowers them to create fully independent commissions.

California Elections Code Section 23001 to 23003 states a jurisdiction may establish by resolution, ordinance, or charter amendment an independent, hybrid or an advisory redistricting commission composed of residents of the local jurisdiction.

An Independent Redistricting Commission means a body, other than a legislative body, that is empowered to adopt the district boundaries of a legislative body. Council may not select the members of an Independent Commission and the law sets forth strict standards on who can serve. The Independent Redistricting Commission has the authority to adopt the map and the City Council cannot amend the map or recommend adoption of another map.

A Hybrid Redistricting Commission means a body that recommends to a legislative body two or more maps for the placement of the district boundaries for that legislative body, where the legislative body must adopt one of those maps without modification. Council may not select the members of a Hybrid Commission and the law sets forth strict standards on who can serve. Many of the same provisions regarding appointment to an Independent Restricting Commission apply to appointment to a Hybrid Commission.

An Advisory Redistricting Commission means a body that recommends to a legislative body placement of the district boundaries for that legislative body. Under this scenario, the Council may make changes to recommendations made by the Advisory Commission as it is ultimately responsible for selecting the district boundaries. Council may select the members of an Advisory Commission.

Alternatively, a city may contract with a county in which the city is located that has established an Independent Redistricting Commission to have that commission adopt the city's election district boundaries. As of the date of this report, Placer County does not have an Independent Redistricting Commission. Senate Bill 139 introduced in 2019, would have required each county with a population over 400,000 residents to establish an Independent Redistricting Commission to re-draw the boundaries of each supervisorial district. The bill was vetoed by Governor Gavin Newsom on October 13, 2019.

After studying the specific models on redistricting commissions, the Charter Review Commission recommends the City Council establish an independent redistricting commission. Council may not select the members of an independent commission and the law sets forth strict standards on who can serve on independent commissions established by general law cities. Charter cities are free to establish their own criteria for selection in their charters or by ordinance.

In reviewing samples of independent redistricting commissions established by other cities, it became clear that such commissions are usually established by December 31 of the year of the federal decennial census. Since this is the year of the census, an independent redistricting commission should be established by December 31, 2020 as there are deadlines which must be adhered to in redrawing the maps. Given the time constraint, and not wanting to wait to see if the voters approve a Charter measure establishing an independent redistricting commission in November, an ordinance has been prepared for adoption. Regardless of whether the City Council adopts the ordinance or not, the Charter Review Commission is also recommending that a Charter measure be placed on the ballot establishing an independent redistricting commission. If Council adopts the ordinance and the voters thereafter approve the Charter measure, the ordinance will be repealed.

The proposed ordinance contains the following provisions:

Establishment

The ordinance establishes the Roseville Independent Redistricting Commission. The Commission is tasked with adopting a redistricting report and final map establishing new council district boundaries within prescribed timeframes. The City Council shall have no role in developing or adopting a redistricting report or a final map.

Composition

The Commission shall consist of eleven (11) commissioners and five (5) alternates. Alternates

may fully participate in Commission deliberations but may not vote and may not be counted towards the establishment of a quorum.

Qualifications and Restrictions

California Elections Code Section 23003 sets forth the qualifications and restrictions for independent redistricting commissioners serving on such independent commissions for general law cities. The Charter Review Commission proposes to largely follow these same qualifications and restrictions, with a few modifications noted below.

First, the Charter Review Commission proposes that each commissioner be at least eighteen (18) years of age and been a resident of the City for at least three (3) years immediately preceding the date of application. These are not qualifications outlined in State law, but are the types of qualifications commonly found in other cities' ordinances and charters.

Second, the ordinance provides that a person shall not be appointed to serve on the Commission if any of the following applies:

1. If the person or any family member of the person has been elected or appointed to, or been a candidate for, City Council in the eight (8) years preceding the person's application.
2. If the person or the person's family member has done any of the following in the four (4) years (the Charter Review Commission reduced from 8 years for general law cities) preceding the person's application:
 - a. Served as an officer of, employee of, or paid political consultant to, a campaign committee or a candidate for City Council.
 - b. Served as an officer of, employee of, or paid consultant to, a political party or as an elected or appointed member of a political party central committee.
 - c. Served as a staff member or a political consultant to, or who has contracted with, a currently serving City councilmember.
 - d. Contributed five hundred dollars (\$500) or more in a year to any seated councilmember or current candidate for City Council, as adjusted pursuant to Section 2.60.065 of the Roseville Municipal Code. The Charter Review Commission clarified that this restriction applies both to contributions to any seated councilmember and current candidate as State law only applies to "candidates for an elective office of the local jurisdiction."
3. If the person currently serves as a staff member or a political consultant to an elected official holding a partisan office.
4. If the person is a paid employee of the City.
5. If the person is a paid employee of any redistricting contractor or consultant.

Third, the ordinance prohibits commissioners from doing any of the following:

1. While serving on the Commission, endorse, work for, volunteer for, or make a campaign contribution to, a candidate for City Council.
2. Be a candidate for City Council if less than five (5) years has elapsed since the date of the member's appointment to the Commission.
3. For four (4) years commencing with the date of his or her appointment to the Commission:
 - a. Accept employment as a staff member of, or political consultant to, a City councilmember or candidate for City Council.
 - b. Receive a noncompetitively bid contract with the City.
4. For two (2) years commencing with the date of his or her appointment to the Commission, accept an appointment to the City Council.

Finally, the ordinance provides that the Commission shall not be comprised entirely of members

who are registered to vote with the same political party preference, which is consistent with State law for general law cities.

Selection

The ordinance provides that the City Clerk shall publicly select the initial eight (8) members of the Commission. For purposes of selection to the Commission, the City shall be generally divided into four (4) geographical quadrants: a northwest quadrant, a northeast quadrant, a southeast quadrant, and a southwest quadrant. The City Clerk shall randomly select two (2) persons from each of the four (4) quadrants. Thereafter, the commissioners selected pursuant to this random method shall select three (3) at-large commissioners and five (5) at-large alternates from the remaining applicants.

Redistricting Criteria

State law, Section 21621 of the California Elections Code, sets forth the redistricting criteria that cities, including charter cities, must follow. Therefore, the Charter Review Commission can recommend adding to this criteria but cannot reduce it. The Charter Review Commission is recommending a few additions to the redistricting criteria.

The ordinance provides that the Commission shall draw its final map so that:

1. Council districts are substantially equal in population as required by the United States Constitution.
2. Council district boundaries comply with the United States Constitution, the California Constitution, the federal Voting Rights Act of 1965, and any other requirement of state or federal law applicable to charter cities.

Furthermore, the Commission shall adopt district boundaries using the following criteria as set forth in the following order of priority:

1. Council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous. In addition, the Charter Review Commission added that areas that are separated by a railyard or a highway are not contiguous.
2. The geographic integrity of any local neighborhood, local neighborhood association boundaries, or local community of interest shall be respected in a manner that minimizes its division. The Charter Review Commission added "local neighborhood association boundaries." A "community of interest" is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of interest do not include relationships with political parties, incumbents, or political candidates.
3. Council district boundaries should be easily identifiable and understandable by residents.
4. Council districts shall be drawn to encourage geographical compactness.
5. Other redistricting commission-adopted criteria that do not conflict with the other requirements and criteria listed in this section or with state or federal law. This was added by the Charter Review Commission.

The Commission shall not adopt council district boundaries for the purpose of favoring or discriminating against a political party and the Charter Review Commission added that the Commission shall not consider place of residence of any individual, including any incumbent or political candidate, in the creation of a map.

Public Hearings and Incumbents

Although State law requires a minimum of four (4) public hearings, the ordinance requires five (5) public hearings, one to be held in each council district. In addition, the ordinance requires the draft map to be published at least thirty (30) days prior to final adoption, an increase from the seven (7) days required by State law.

Although the City Council may not rescind, supersede, or revise the district boundaries adopted by the Commission, seated councilmembers whose term of office has not expired shall not be impacted by any change in the boundaries.

Research Conducted

Cities and counties that have established redistricting commissions include Berkeley, Chula Vista, Escondido, Modesto, Oakland, Sacramento, San Diego, San Jose, San Francisco, Los Angeles County and San Diego County. The composition of their commissions range from independent, hybrid and advisory.

Administration

The Commission will be subject to both the Brown Act and the California Public Records Act.

FISCAL IMPACT

The ordinance requires the City Council to appropriate sufficient funds to support the work of the Commission. Furthermore, the City Manager, the City Clerk, and the City Attorney shall assign sufficient staff to support the Commission. The ordinance requires the City Council approve any consultant contracts recommended for approval by the Commission, within the Commission's budget. Sufficient funds to support the work of the Commission is estimated in the amount of \$75,000.

ENVIRONMENTAL REVIEW

This action is exempt as described in Section 15320 of the California Environmental Quality Act (CEQA) Guidelines, which states, "Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised." The ordinance establishing the Roseville Independent Redistricting Commission will not result in changes to the geographic area (City of Roseville) where existing powers are exercised, and therefore a CEQA Class 20 Exemption is applicable. No additional environmental review is required.

Respectfully Submitted,

Michelle Sheidenberger, Assistant City Attorney

Sonia Orozco, City Clerk

ATTACHMENTS:

Description

Redistricting Commission Ordinance

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 2.34
OF TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING THE
ROSEVILLE INDEPENDENT REDISTRICTING COMMISSION

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 2.34 of Title 2 of the Roseville Municipal Code is hereby added to
read as follows:

2.34.010 Purpose.

The purposes of this chapter are to establish a redistricting process that is open and transparent and allows public comment on the drawing of city council district boundaries, ensure that the district boundaries are drawn according to the redistricting criteria set forth in this code and applicable state and federal laws, and ensure that the redistricting process is conducted with integrity, fairness, and without personal or political considerations.

2.34.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section.

A. “Child” means a biological, adopted, or foster child, stepchild, legal ward, child of a domestic partner, or a child to whom the commissioner stands in loco parentis. This definition of a child is applicable regardless of age or dependency status.

B. “Commission” means the Roseville Independent Redistricting Commission established by this chapter.

C. “Consultant” means a person, whether or not compensated, retained to advise the commission or a commission member regarding any aspect of the redistricting process. Consultant excludes outside legal counsel.

D. “Family member” means a spouse, parent, sibling, child, or in-law.

E. “Federal decennial census” means the national decennial census taken under the direction of the United States Congress at the beginning of each decade.

2.34.030 Established.

A. There is hereby established the Roseville Independent Redistricting Commission. The exclusive authority to redraw council district boundaries is vested in the commission. Accordingly, the city council shall have no role in developing or adopting a redistricting report or a map.

B. The commission shall:

1. Be independent of city council control.
2. Conduct an open and transparent process enabling full public consideration of and comment on the drawing of council district boundaries.
3. Comply with the provisions in this chapter and state and federal law.
4. Conduct itself with integrity and fairness.

C. The commission may adopt for itself rules of procedure not in conflict with this chapter or state or federal law.

2.34.040 Duties.

No earlier than August 1, 2021, and August 1 in each year ending in the number one (1) thereafter, but no later than one hundred and fifty-one (151) calendar days before the city's next regular election occurring after March 1, 2022, and after March 1 in each year ending in the number two (2) thereafter, the commission shall adopt a final map establishing new council district boundaries and a final report explaining its decision. These districts shall be used for the election or recall of councilmembers, and for filling any councilmember vacancies.

2.34.050 Composition.

A. The commission shall consist of eleven (11) commissioners and five (5) alternates. Alternates may fully participate in commission deliberations but may not vote and may not be counted towards the establishment of a quorum. Alternates are subject to the same terms of office, qualifications, restrictions, and standards of conduct as other commissioners under this chapter.

B. At its first meeting, the commission shall select one (1) commissioner to serve as chair and one (1) to serve as vice chair. The commission may designate other officers from its membership, and may establish subcommittees and ad hoc committees. Subcommittees and ad hoc committees shall report on their actions at the next meeting of the commission.

2.34.060 Qualifications and restrictions.

A. Each commissioner and alternate shall meet all of the following qualifications:

1. Be at least eighteen (18) years of age.
2. Been a resident of the city for at least three (3) years immediately

preceding the date of application.

B. A person shall not be appointed to serve on the commission if any of the following applies:

1. If the person or any family member of the person has been elected or appointed to, or been a candidate for, city council in the eight (8) years preceding the person's application.

2. If the person or the person's family member has done any of the following in the four (4) years preceding the person's application:

- a. Served as an officer of, employee of, or paid political consultant to, a campaign committee or a candidate for city council.

- b. Served as an officer of, employee of, or paid consultant to, a political party or as an elected or appointed member of a political party central committee.

- c. Served as a staff member or a political consultant to, or who has contracted with, a currently serving city councilmember or Placer County supervisor.

- d. Contributed five hundred dollars (\$500) or more in a year to any seated councilmember or current candidate for city council, as adjusted pursuant to Section 2.60.065 of the Roseville Municipal Code.

3. If the person currently serves as a staff member or a political consultant to an elected official holding a partisan office.

4. If the person is a paid employee of the city.

5. If the person is a paid employee of any redistricting contractor or consultant.

C. A commissioner shall not do any of the following:

1. While serving on the commission, endorse, work for, volunteer for, or make a campaign contribution to, a candidate for city council.

2. Be a candidate for city council if less than five (5) years has elapsed since the date of the member's appointment to the commission.

3. For four (4) years commencing with the date of his or her appointment to the commission:

a. Accept employment as a staff member of, or political consultant to, a city councilmember or candidate for city council.

b. Receive a noncompetitively bid contract with the city.

4. For two (2) years commencing with the date of his or her appointment to the commission, accept an appointment to the city council.

D. The commission shall not be comprised entirely of members who are registered to vote with the same political party preference.

E. If an applicant to the Roseville Independent Redistricting Commission currently serves on another City of Roseville board or commission, he or she may serve on the Roseville Independent Redistricting Commission if selected, as long as he or she agrees not to serve on another board or commission during his or her term of office on the Roseville Independent Redistricting Commission. Once sworn into office on the Roseville Independent Redistricting Commission, the commissioner shall be deemed to have forfeited their previous board or commission position.

- F. Members of the commission shall serve without compensation.

2.34.070 Selection.

A. The city clerk shall in each year ending in the number zero initiate and widely publicize an application process, open to all city residents who meet the requirements of Section 2.34.060, in a manner that promotes a qualified commissioner applicant pool that is large and reflective of the diversity of the city. In addition to an application, all applicants shall file a Statement of Economic Interests (Form 700) with the city clerk.

B. The city clerk shall review each submitted application for completeness. If the city clerk deems an application to be incomplete, the city clerk shall notify the applicant of such and provide the applicant an opportunity to complete the application. The submittal deadline shall not be extended to allow correction of incomplete applications.

C. Upon close of the application submittal period, the city clerk shall review all applications and remove incomplete applications and remove individuals who are disqualified under Section 2.34.060 from among the commission applicants.

D. At a time and place open to the public, and subject to at least ten (10) calendar days public notice, the city clerk shall select the initial eight (8) members of the commission. For purposes of selection to the commission, the city shall be generally divided into four (4) geographical quadrants: a northwest quadrant, a northeast quadrant, a southeast quadrant, and a southwest quadrant. The city clerk shall randomly select two (2) persons from each of the four (4) quadrants. To implement this paragraph, the city clerk shall determine a randomized method that meets professional standards and best achieves a random selection.

E. The commissioners selected pursuant to subsection D shall thereafter select three (3) at-large commissioners and five (5) at-large alternates from the remaining applicants. The order in which the alternates shall be seated on the commission as voting members shall be established by a random method at the time they are selected. The selection must be made at a publicly noticed meeting after the public has had the opportunity to provide written and oral comment. The commissioners shall make each selection on the basis of the applicant's relevant analytical skills, ability to comprehend and apply the applicable state and federal legal requirements, familiarity with the city's neighborhoods and communities, familiarity with the city's demographics and geography, ability to be impartial, and apparent ability to work cooperatively with other commissioners.

F. The commission shall be fully established no later than December 1, 2020, and thereafter no later than December 1 in each year ending in the number zero.

G. If a commissioner resigns or is removed from the commission, the next alternate in line shall fill the vacancy as a voting commissioner.

2.34.080 Removal.

The commission may remove a commissioner for substantial neglect of duty, gross misconduct in office, or inability to discharge the duties of office, but only after providing the subject commissioner written notice and an opportunity for a response at a public meeting.

2.34.090 Redistricting criteria.

A. The commission shall draw its final map so that:

1. Council districts are substantially equal in population as required by the United States Constitution. Population equality shall be based on the total population of residents of the city as determined by the latest federal decennial census.

2. Council district boundaries comply with the United States Constitution, the California Constitution, the federal Voting Rights Act of 1965, and any other requirement of state or federal law applicable to charter cities.

B. The commission shall adopt district boundaries using the following criteria as set forth in the following order of priority:

1. To the extent practicable, council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous. Areas that are separated by a railyard or a highway are not contiguous.

2. To the extent practicable, the geographic integrity of any local neighborhood, local neighborhood association boundaries, or local community of interest shall be respected in a manner that minimizes its division. A “community of interest” is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of interest do not include relationships with political parties, incumbents, or political candidates.

3. Council district boundaries should be easily identifiable and understandable by residents. To the extent practicable, council districts shall be bounded by natural and artificial barriers, by streets, or by the boundaries of the city.

4. Where it does not conflict with the preceding criteria in this subdivision, council districts shall be drawn to encourage geographical compactness in a manner that nearby areas of population are not bypassed in favor of more distant populations.

5. Other commission-adopted criteria that do not conflict with the other requirements and criteria listed in this section or with state or federal law.

C. The commission shall not adopt council district boundaries for the purpose of favoring or discriminating against a political party.

D. The commission shall not consider place of residence of any individual, including any incumbent or political candidate, in the creation of a map.

2.34.100 Adoption of redistricting report and map.

A. The commission shall file a preliminary redistricting plan and draft map with the city clerk, along with a written statement of findings and reasons for adoption, which shall include the criteria employed in the process and a full analysis and explanation of decisions made by the commission. The city clerk shall publish the preliminary redistricting plan and draft map at least thirty (30) calendar days prior to the adoption of a final redistricting report and final map.

B. During the thirty (30) calendar day period after publication, the commission shall hold at least five (5) public hearings, including one (1) public hearing in each existing council district.

C. After having heard comments from the public on the preliminary redistricting plan and draft map, the commission shall adopt a final redistricting report and final map. A commission-adopted final redistricting report and final map has the force and effect of law and is

effective thirty (30) calendar days after it is filed with the city clerk and shall remain effective until the adoption of new district boundaries following the next federal decennial census. The city council may not rescind, supersede, or revise the district boundaries adopted by the commission.

D. After the final map is adopted, the city clerk shall number each council district such that, for as many residents as possible, the number of the council district they reside in remains the same.

E. The final redistricting report and final map shall be subject to referendum in the same manner as ordinances.

F. If the commission does not adopt council district boundaries by the deadlines set forth in this chapter, the city attorney shall immediately file a petition in Placer County Superior Court for an order adopting council district boundaries. The map prescribed by the court shall be used for all subsequent city council elections until a final redistricting report and final map are adopted by the commission to replace it.

2.34.110 Incumbents.

The term of office of any councilmember who has been elected and whose term of office has not expired shall not be affected by any change in the boundaries of the district from which the councilmember was elected. Accordingly, upon any redistricting pursuant to the provisions of this chapter, each incumbent councilmember will continue, during the remainder of the councilmember's term, to represent the electoral district to which the councilmember was elected prior to such redistricting.

2.34.120 Addition of new territory.

If the boundaries of the city expand by the addition of new territory, including through annexation of unincorporated territory or consolidation with another city, the city clerk shall add that new territory to the nearest existing council district without changing the boundaries of other council district boundaries as prescribed by California Government Code Section 21623, as it now exists or may hereafter be amended.

2.34.130 Administration.

A. The city council shall appropriate sufficient funds to support the work of the commission, including funds necessary to recruit commissioners, meet the operational needs of the commission, conduct any community outreach to solicit broad public participation in the redistricting process, pay for city staff time associated with supporting the work of the commission, hire any necessary consultants, and obtain any necessary redistricting tools or resources.

B. The city manager, city clerk, and city attorney shall assign sufficient staff to support the commission. The city clerk or the city clerk's designee shall serve as secretary to the commission. The city attorney or the city attorney's designee shall serve as legal counsel to the commission.

C. Subject to funds appropriated to the commission, the commission may retain consultants following the city's standard procurement processes and the city council shall approve any applicable consultant agreements. The commission shall retain the sole authority for determining the selection criteria for consultants.

D. The commission is subject to the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code) and the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code).

2.34.140 Dissolution.

Each commission established under this chapter shall cease operations and dissolve on the ninety-first day following approval of a final redistricting report and final map, unless a referendum against the final redistricting report and final map has qualified or a lawsuit has been filed to enjoin or invalidate the final redistricting report and final map, in which case the commission shall continue operations until a final redistricting report and final map is implemented by the city. Notwithstanding the foregoing, if a lawsuit to enjoin or invalidate a final redistricting report and final map is filed later than the ninety-first day following approval of a final redistricting report and final map, the commission shall automatically revive and continue operations during the pendency of such lawsuit and until a final redistricting report and final map is implemented by the city.

2.34.150 Severability.

The provisions of this chapter are hereby declared to be severable. If any provision, clause, word, sentence, or paragraph of this chapter or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this chapter.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 0760
File #: 0800-02

Title: Environmental Utilities Department Budget Update
Contact: Janet Vargas 916-774-5557 jvargas@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 9.1.

RECOMMENDATION TO COUNCIL

Staff recommends that Council receive a budget update from Environmental Utilities.

BACKGROUND

This presentation is to provide a budget update from Environmental Utilities.

FISCAL IMPACT

This is an informational presentation and has no fiscal impact.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Janet Vargas, Environmental Utilities Business Administrator

Richard Plecker, Environmental Utilities Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Dominick Casey.

Dominick Casey, City Manager



COUNCIL COMMUNICATION

CC #: 0761
File #: 0800-03

Title: Roseville Electric Department Budget Update
Contact: Eric Campbell 916-774-5626 ecampbell@roseville.ca.us

Meeting Date: 5/20/2020
Item #: 9.2.

RECOMMENDATION TO COUNCIL

Staff recommends that council receive an update from Roseville Electric on their budget development.

BACKGROUND

This presentation is to provide an update to Council from Roseville Electric.

FISCAL IMPACT

This is an informational presentation that has no fiscal impact.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Eric Campbell, Electric Utility Finance Administrator

Michelle Bertolino, Electric Utility Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Dominick Casey.

Dominick Casey, City Manager



COUNCIL COMMUNICATION

CC #: 0754

File #: 0801

Title: Capital Improvement Plan Preview for Fiscal Year 2020-21
Contact: Jason Shykowski 916-774-5331 jshykowski@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 9.3.

RECOMMENDATION TO COUNCIL

This is an informational item. No action is required.

BACKGROUND

Staff will provide an overview of the major capital improvement projects (CIPs) planned for the coming fiscal year. This presentation will include a preview of major CIPs for all City departments.

FISCAL IMPACT

There is no fiscal impact from this report.

ENVIRONMENTAL REVIEW

The staff report is statutorily exempt from the California Environmental Quality Act (CEQA) based on Section 15273 of the CEQA Guidelines. No other CEQA action is required.

Respectfully Submitted,

Jason Shykowski, Acting Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description

CIP Presentation



Capital Improvement Projects for Fiscal Year 2021

Jason Shykowski, Public Works Director

Roseville Electric

Distribution



Roseville Electric

New Services



Roseville Electric

Power Plants



Roseville Electric

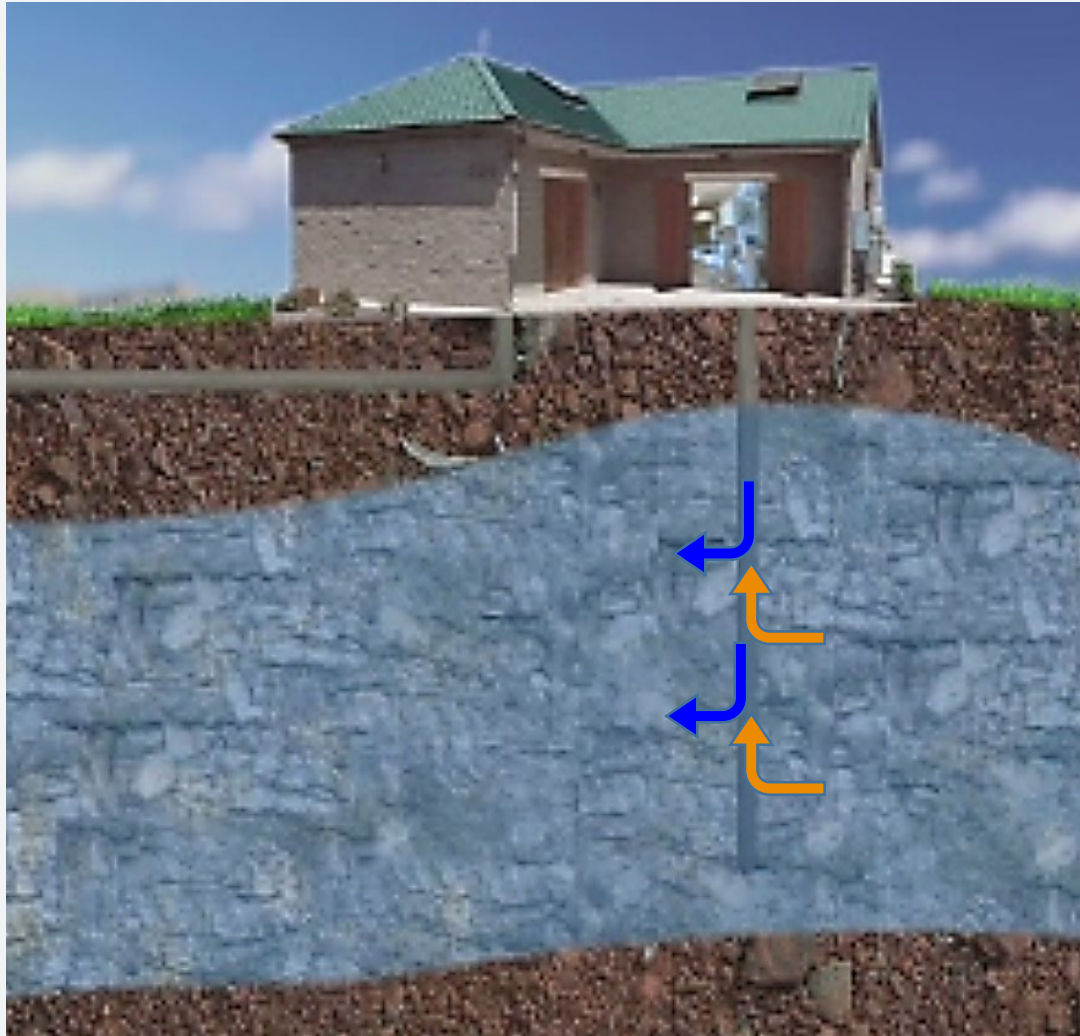
Power Plants



West Side Tank & Pump Station



Two Aquifer Storage and Recovery Wells

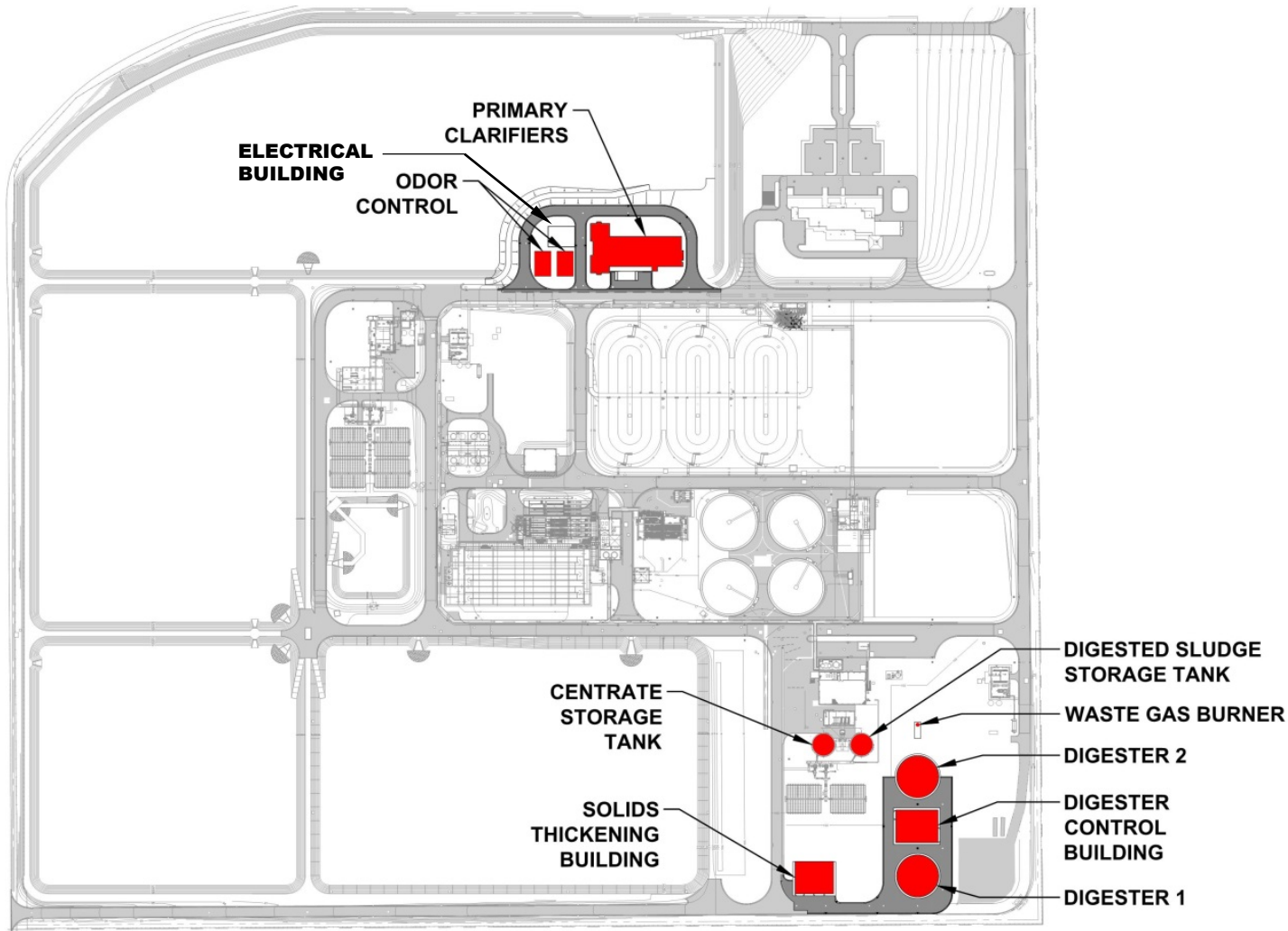


ASR Well

**Water
Extracted**
Recovered

**Water
Injected**
Recharged

PGWWTP Expansion Project



PLEASANT GROVE WWTP EXPANSION PROJECT

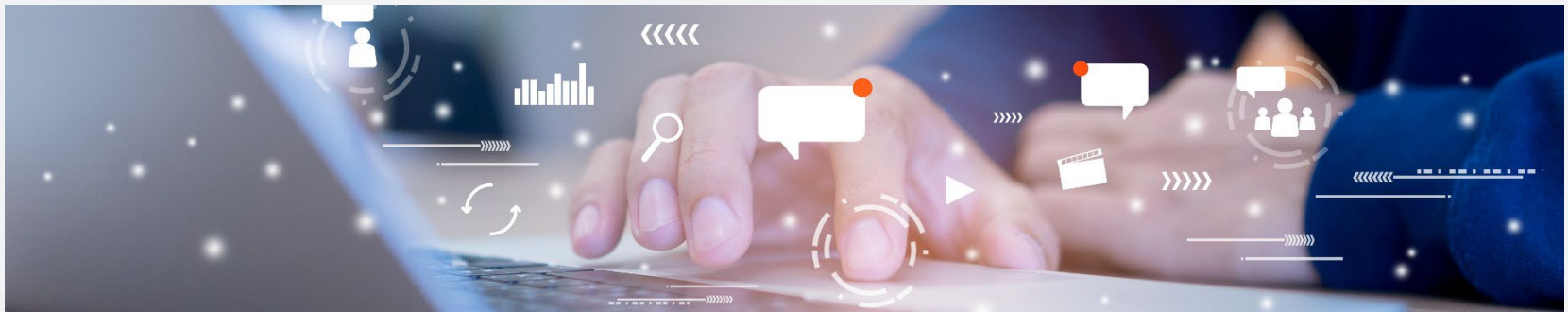


2018 Sewer Collection System CIPP



Citywide Technology

A. Citywide Network Communication (Virtual Desktop, Info. Security, Telecom)	\$160,000
B. Database Enhancement (Data Warehousing Integration)	\$35,000
C. Radio Maintenance (Stations Alerting, VHF Radio Rehab, Tower Maint.)	\$423,000
D. Public Safety Mobile (Remote Access Server Redesign & Replacement)	\$30,000
E. Citizen Engagement (CRM-Customer Resource Mgmt. & Open Data)	\$268,000





John L. Sullivan Park (WB-51)



Jim Gray Park (F-97)

Parks, Recreation, & Libraries



Pistachio Regional Park Phase 1

Parks, Recreation, & Libraries



Parks, Recreation, & Libraries



Rehabilitation

- Play Structure Replacements
 - Misty Wood
 - Royer
- CIP Rehab Projects

\$0.35M

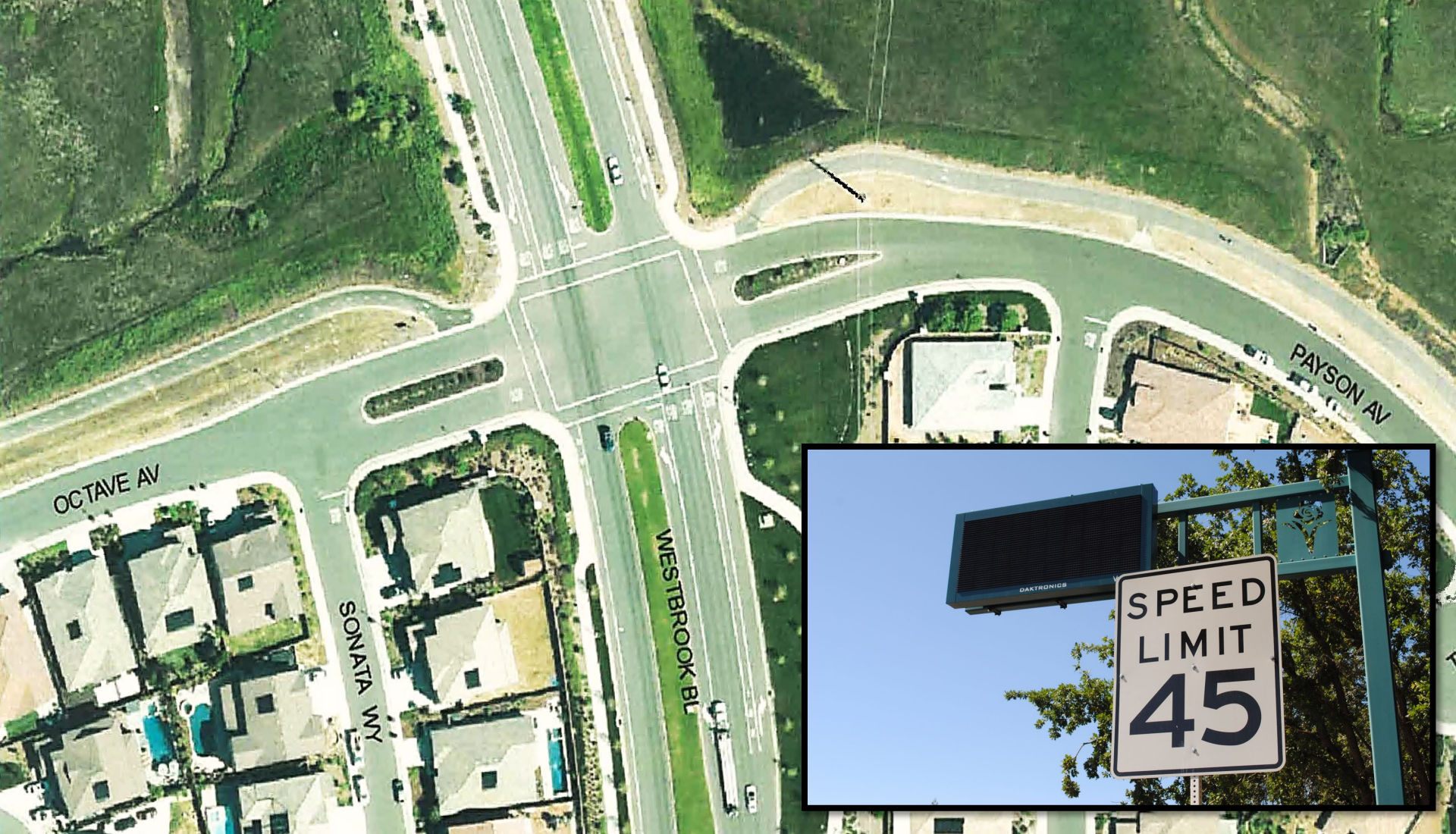
\$0.39M



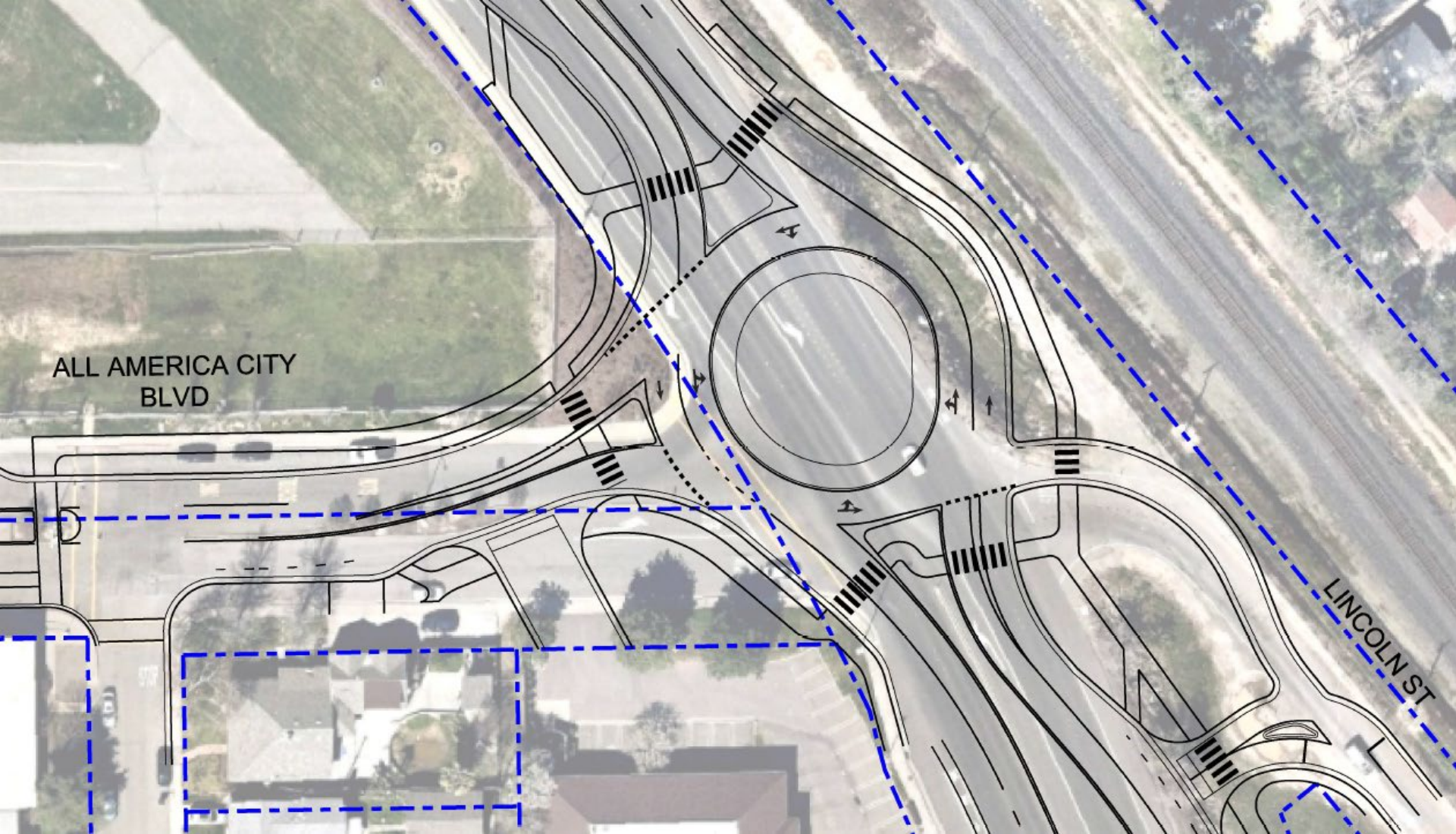
Parks, Recreation & Libraries

Design/Master Plan

WB-50 School/Park	\$3.0M
F-101 Pocket Park	\$0.9M
W-50D Neighborhood Park	\$0.9M
JM-50 School/Park	<u>\$2.6M</u>
Total	\$7.4M



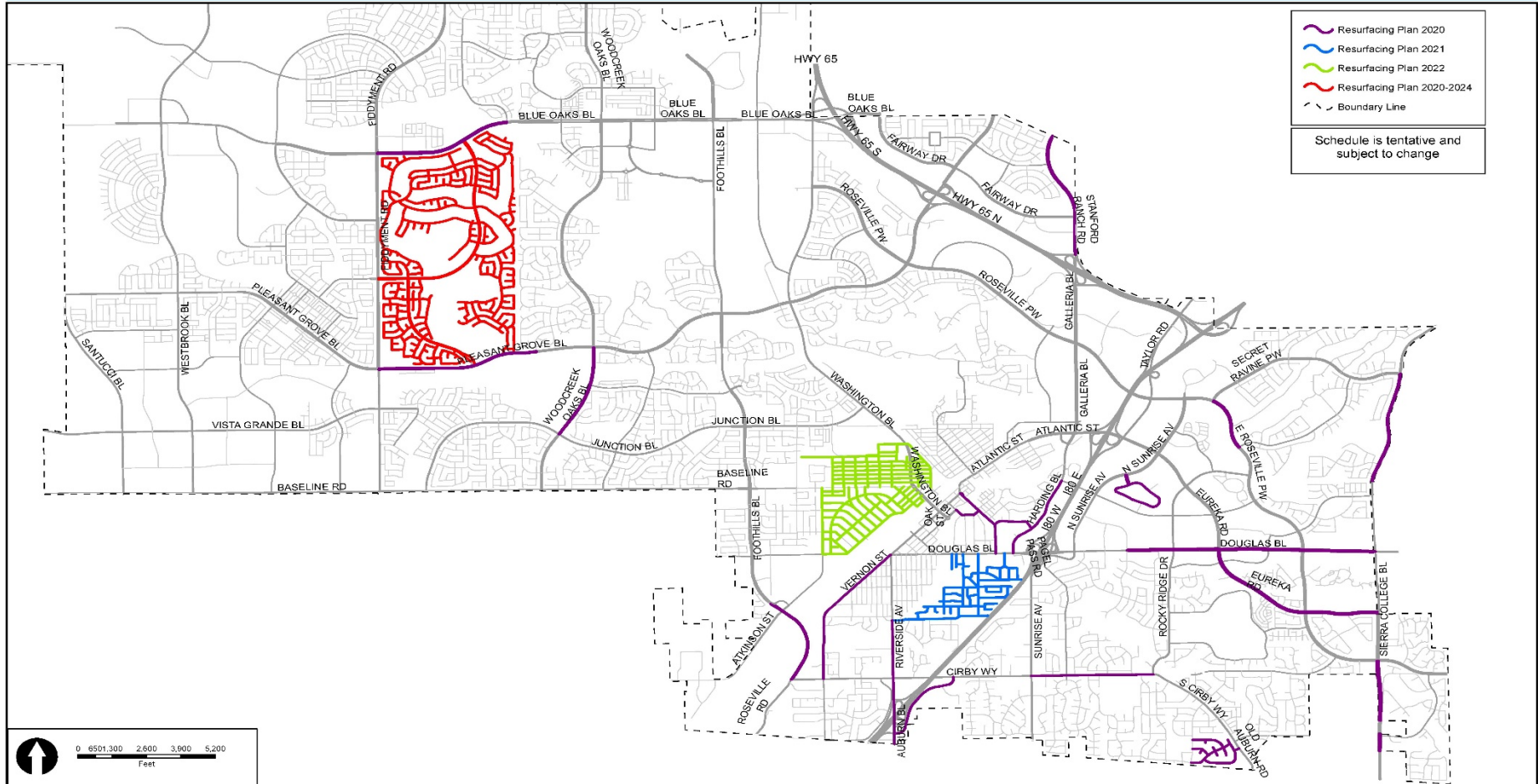
Public Works: Westbrook at Octave/Payson
Signal and CMS on Pleasant Grove



Public Works: Washington/All America City Roundabout



Public Works: Sun City Crack Repair, ADA, & Resurfacing

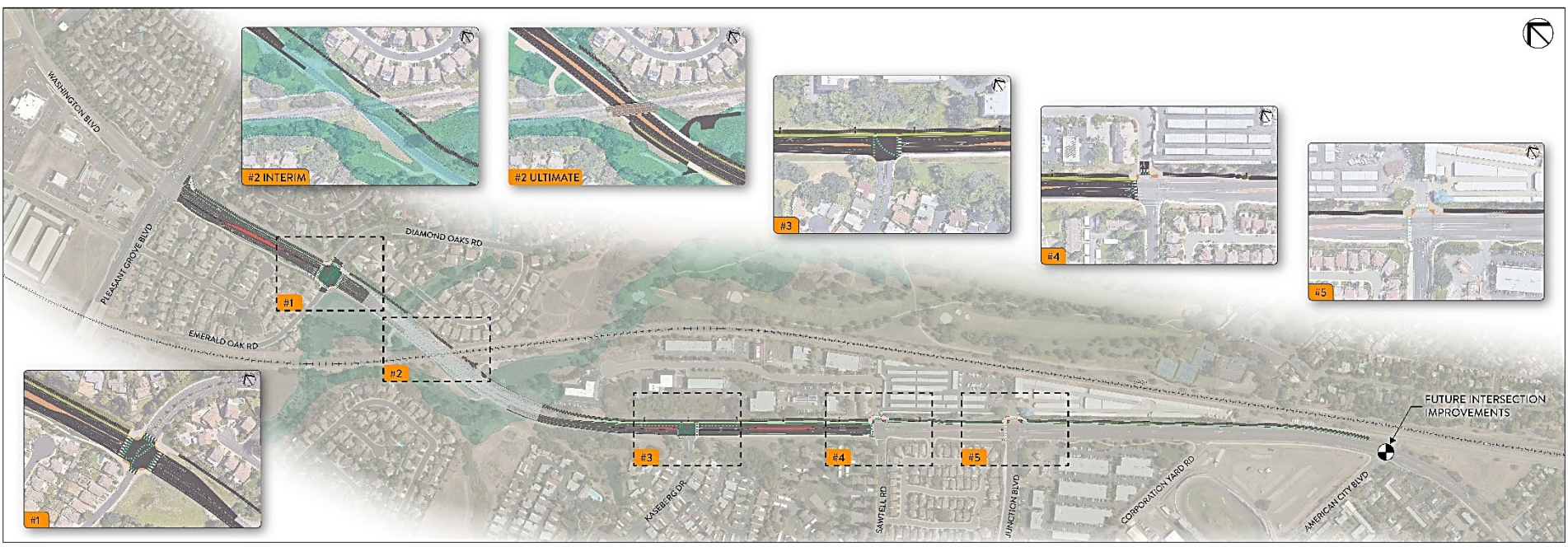


X:\Street_Maintenance\Resurfacing\Map\Resurfacing Plan.mxd Title: Road: 7/24/2020 2:00:43 PM

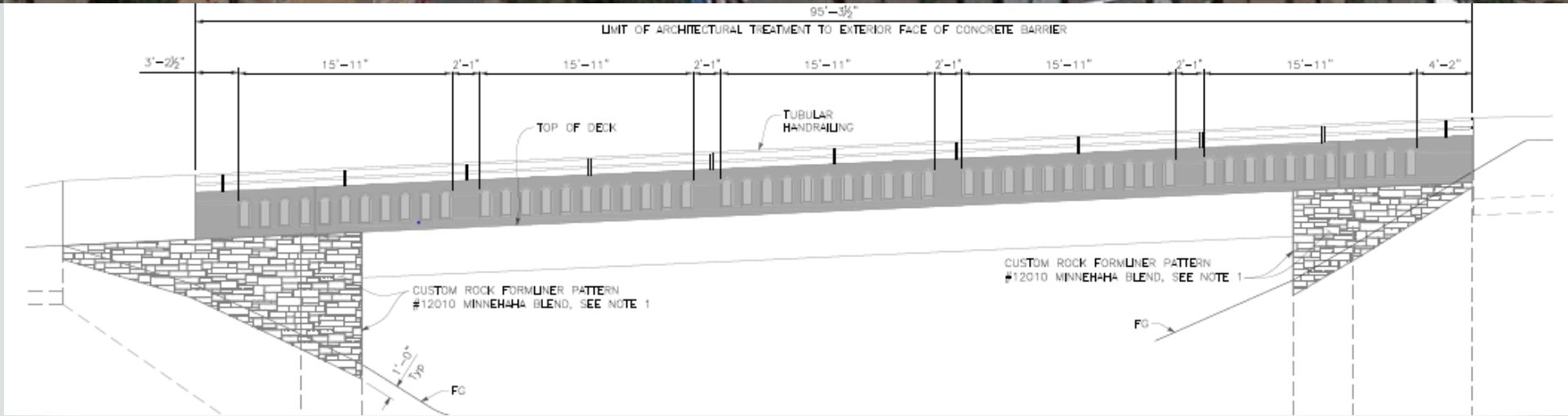
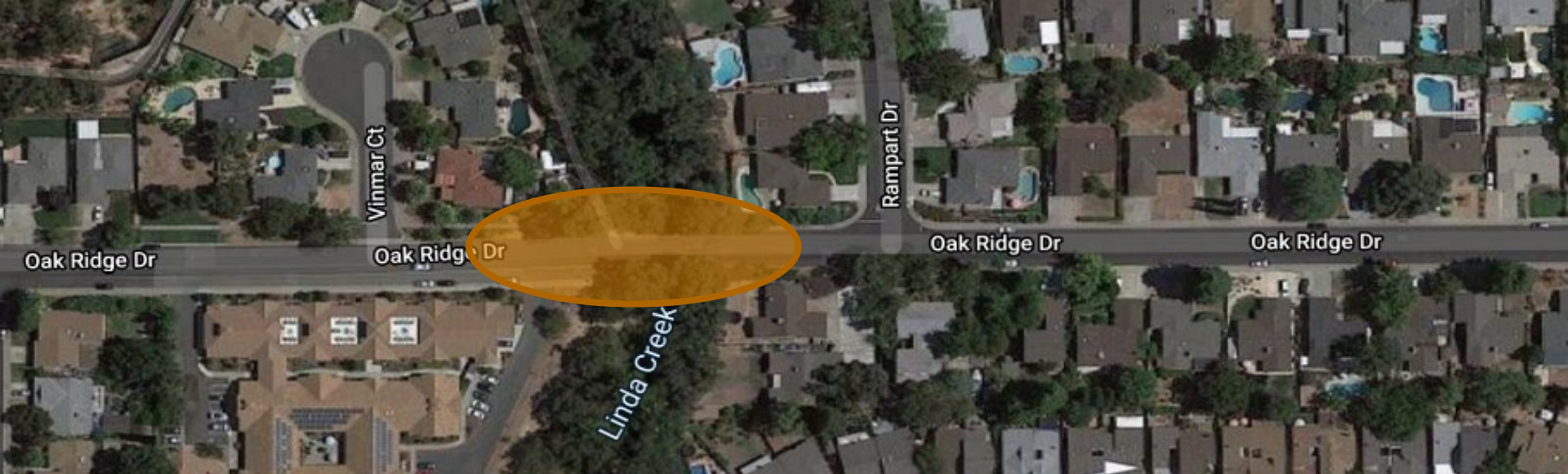
Public Works: 2020/21 Resurfacing Residential and Arterials



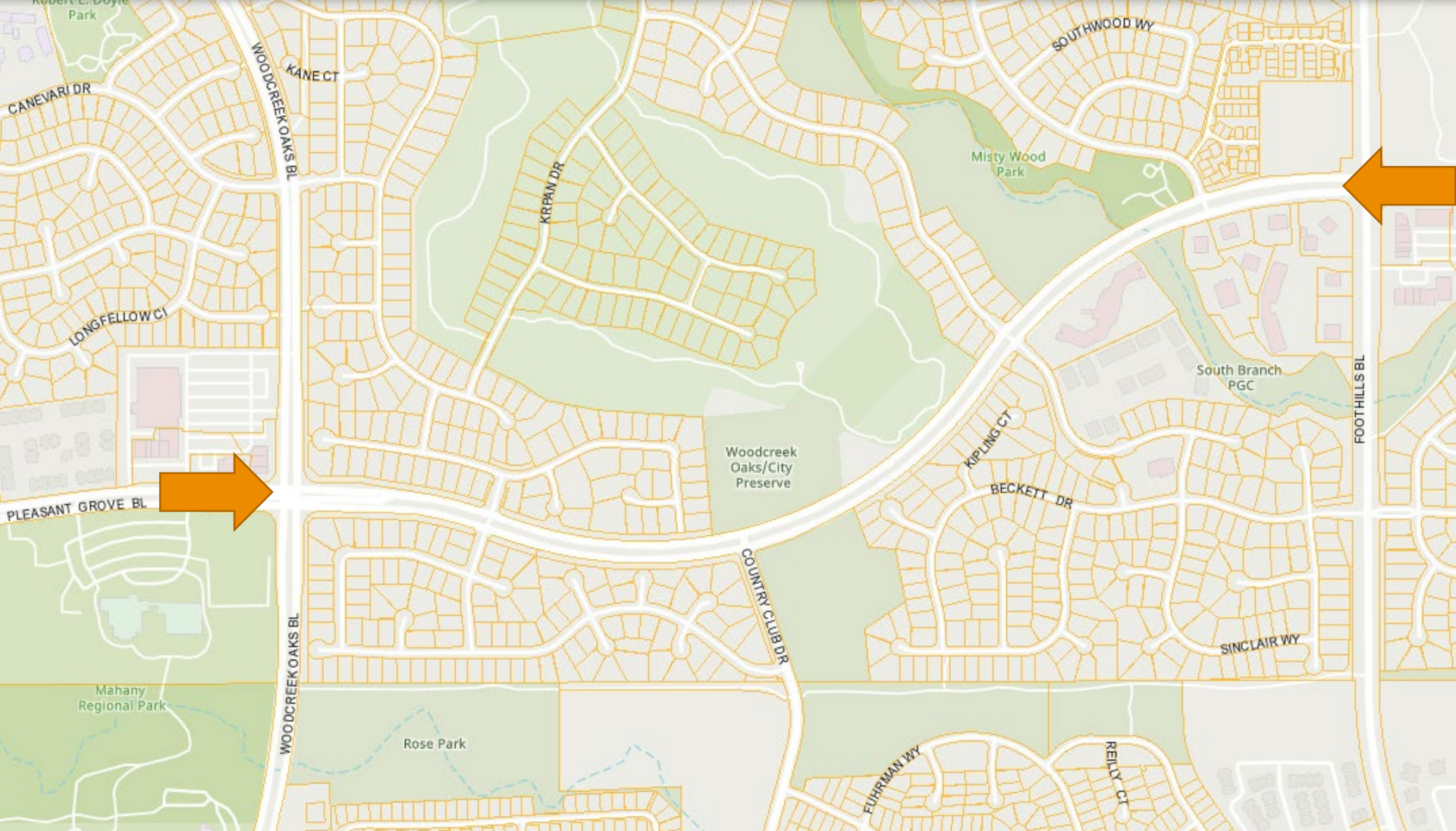
Public Works: Atlantic/Eureka/I-80 On-ramp



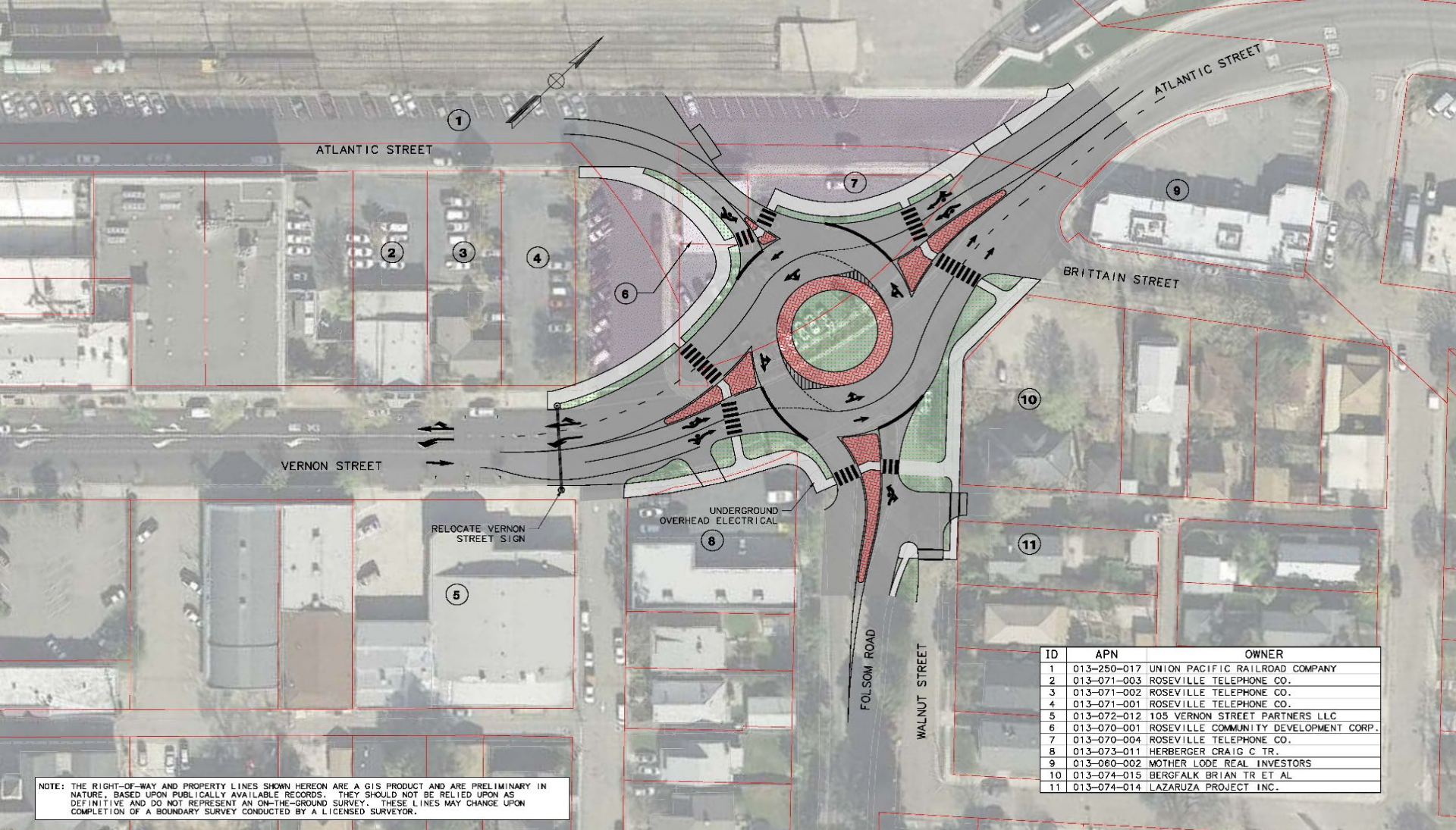
Public Works: Washington Blvd Class I Trail



Public Works: Oak Ridge Drive Bridge



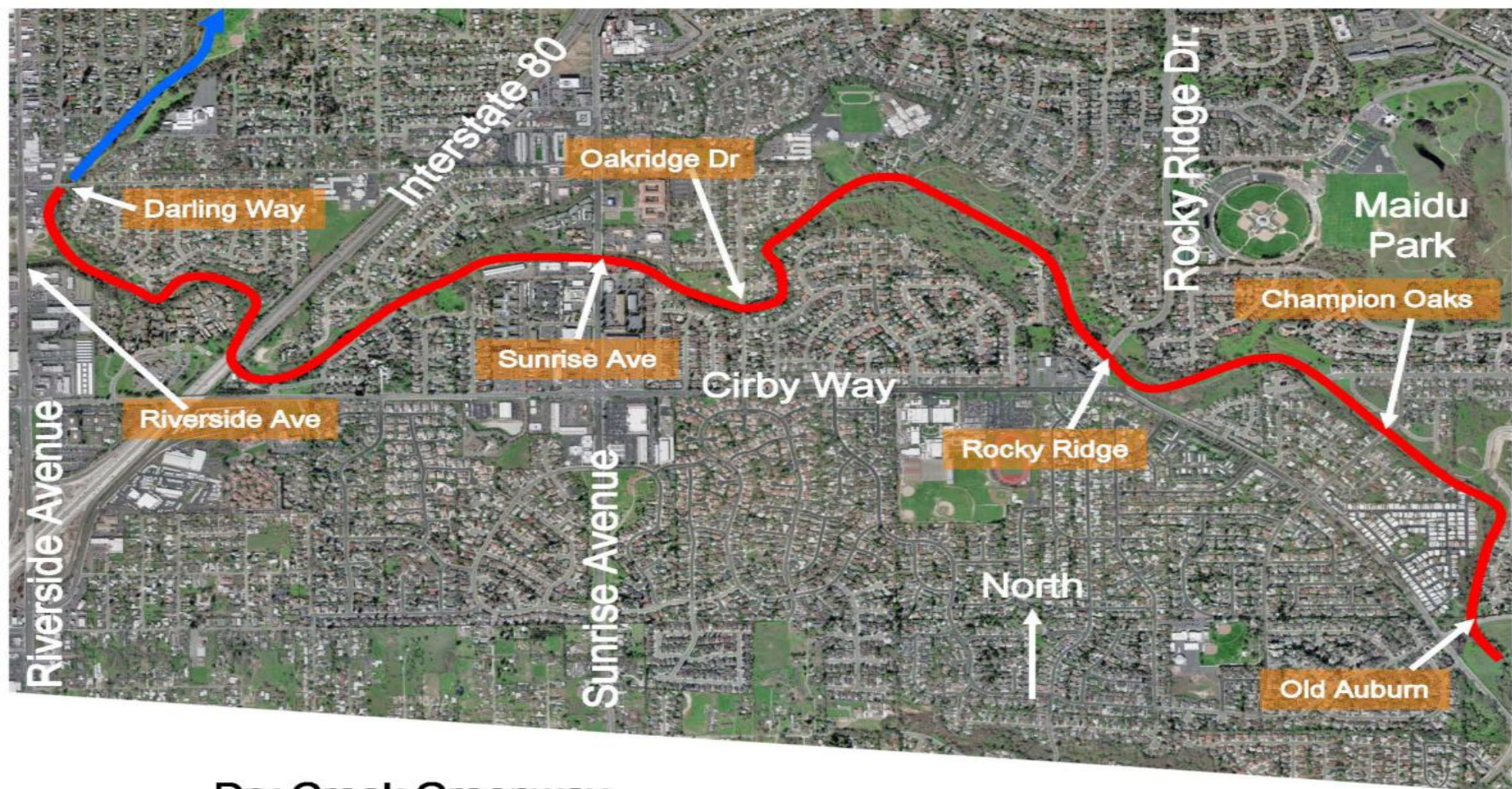
Public Works: Pleasant Grove Widening



Public Works: Vernon Street and Folsom Road Roundabout



Public Works: Roseville Parkway Widening



 Dry Creek Greenway
Trail Project

Public Works: Dry Creek Greenway East Trail



Questions?



COUNCIL COMMUNICATION

CC #: 0756

File #: 0206-03-01 & 0400-09-01

Title: Community Facilities District No. 4 - Annexation of Territory
Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 10.1.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council adopt the following resolutions:

- A Resolution of the City Council of the City of Roseville of Annexation of Territory to Community Facilities District, Authorizing the Levy of Special Tax and Submitting Levy of Tax to Qualified Electors
- A Resolution of the City Council of the City of Roseville Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien

BACKGROUND

On March 4, 2020 Council approved Resolution 20-050 to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein, and set Wednesday, April 15, 2020 at 6 p.m., 311 Vernon Street Roseville, CA as the time and place to conduct the public hearing. The public hearing date was postponed to May 20, 2020 at 6:00 p.m. due to the City Council chambers being closed to the public.

The purpose of the Public Hearing for Community Facilities District No. 4 (Public Services), Annexation No. 7 (Villages at Kit Carson) and these proceedings are to: 1) hear all interested persons on matters pertaining to the annexation into CFD No. 4; 2) call a special tax election of the eligible voters in the CFD (landowners); 3) declare the election results and direct the recording of the Notice of Special Tax Lien at the County of Placer.

FISCAL IMPACT

The annexation of Community Facilities District No. 4 (Public Facilities) will not impact the City's General Fund. The property owners will pay a special tax sufficient to pay the costs of the CFD

and be levied annually among the parcels of real property within the CFD.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of the resolutions meet the above criteria and are not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Assistant City Manager/ Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-166

Resolution No. 20-167

Amended Notice of Special Tax Lien

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 20-166

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE
OF ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT,
AUTHORIZING THE LEVY OF A SPECIAL TAX AND
SUBMITTING LEVY OF TAX TO QUALIFIED ELECTORS**

**CITY OF ROSEVILLE
Community Facilities District No. 4
(Public Services)**

Annexation No. 7 (The Villages at Kit Carson)

WHEREAS, this Council on March 4, 2020 adopted its Resolution No. 20-50, "A Resolution of the City Council of the City of Roseville of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein" (the "Resolution of Intention"), stating its intention to annex certain territory to the City's Community Facilities District No. 4 (Public Services) (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act");

WHEREAS, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory to be annexed to the CFD and stating the public services to be provided and the rate and method of apportionment of the special tax to be levied within the CFD to finance the public services for the CFD, are as set forth in Resolution No. 05-227, adopted by the City Council of the City on May 18, 2005 (the "Resolution of Formation");

WHEREAS, on the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to the CFD and at such hearing all interested persons desiring to be heard on all matters pertaining to the annexation of territory to the CFD and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held;

WHEREAS, at the conclusion of such hearing, written protests had not been filed against the proposed annexation of territory to the CFD by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed to the CFD, or (iii) owners of one-half or more of the area of land in the territory proposed to be annexed to the CFD; and

WHEREAS, Annexation Map No. 7 to the CFD, showing the territory proposed to be annexed has been recorded with the County Recorder of the County of Placer and is on file with the City Clerk, and reference is hereby made thereto.

NOW, THEREFORE, the City Council of the City of Roseville resolves:

1. All prior proceedings taken by this Council with respect to the CFD and the proposed annexation of territory thereto have been duly considered and are hereby determined

to be valid and in conformity with the Act, and the CFD has been validly established pursuant to the Act.

2. The description and map of the boundaries of the territory to be annexed to CFD, as described in said Annexation Map No. 7 to the CFD on file with the Clerk are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of the CFD, and said territory is hereby ordered annexed to the CFD, subject to voter approval of the levy of the special taxes therein as hereinafter provided.

3. The provisions of the Resolution of Formation and the Resolution of Intention, each as heretofore adopted by this Council are by this reference incorporated herein as if fully set forth herein.

4. Pursuant to the provisions of the Act, the proposition of the levy of the special tax within the territory to be annexed to the CFD shall be submitted to the voters of the area to be annexed to the CFD at an election called therefor as hereinafter provided.

5. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory proposed to be annexed to the CFD for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the territory proposed to be annexed to the CFD and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the territory proposed to be annexed to the CFD.

6. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 et seq. of the California Elections Code, except that the election date shall be established in accordance with Government Code Section 53326(a).

7. The Council hereby calls a special election to consider the measure described in the ballot referred to in paragraph 8 below, which election shall be held on May 20, 2020, in the regular meeting place of this City Council, being the City Council Chambers, 311 Vernon Street, Roseville, California.

8. The City Clerk is hereby appointed as the election official to conduct the election and cause to be provided to each landowner(s) in the territory to be annexed to the CFD, a ballot in the form of Exhibit A hereto, which form of ballot is hereby approved.

9. The City Clerk shall accept the ballots of the qualified electors received prior to 6:00 p.m. on May 20, 2020, whether received by mail or by personal delivery.

10. This Council hereby further finds that the provision of Section 53326 of the Act requiring a minimum of 90 days to elapse before such election is for the protection of voters, that the voters have waived such requirement and the date for the election hereinabove specified is established accordingly.

* * * * *

I hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the _____ day of _____, 2020 by the following vote of the City Council:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

Mayor

ATTEST:

City Clerk of the City of Roseville

Exhibit A

**CITY OF ROSEVILLE
Community Facilities District No. 4
(Public Services)**

Annexation No. 7 (The Villages at Kit Carson)

OFFICIAL BALLOT

SPECIAL TAX ANNEXATION ELECTION

This ballot is for the special landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Roseville no later than 6:00 p.m. on Wednesday, May 20, 2020, either by mail or in person. The City Clerk's office is located at the Civic Center, City of Roseville, 311 Vernon Street, Roseville, California, 95678.

To Vote, mark a cross (X) in the voting square after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

|

The estimated maximum amount of money raised annually by this measure is expected to be \$14,182 per year (assuming Fiscal Year 2020-21 special tax rates), upon full build-out of the parcels annexing into the CFD, subject to escalation each year, based upon the rate and for the duration of the special tax set forth in the rate and method of apportionment of special taxes for the CFD.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Roseville and obtain another.

BALLOT MEASURE: Shall the measure pursuant to which the City of Roseville, by and for its Community Facilities District No. 4 (Public Services) (the "CFD"), is authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in the Resolution of the Council of the City of Roseville of Annexation of Territory to Community Facilities District, Authorizing Levy of Special Tax Therein and Submitting Levy Of Tax to Qualified Electors, adopted by such Council on May 20, 2020 **be adopted?**

YES: _____

NO: _____

By execution in the space provided below, you also confirm your waiver of the time limit pertaining to the conduct of the election and any requirement for notice of election and analysis and arguments with respect to the ballot measure, as such waivers are described and permitted by Section 53326(a) and 5327(b) of the California Government Code.

**Number of Votes:
Property Owner:**

By: _____
Name: _____
Title: _____

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION 20-167

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE
DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION, DETERMINING
VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF
AMENDED NOTICE OF SPECIAL TAX LIEN**

**CITY OF ROSEVILLE
Community Facilities District No. 4
(Public Services)**

Annexation No. 7 (The Villages at Kit Carson)

WHEREAS, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land proposed to be annexed to Community Facilities District No. 4 (Public Services) (the "CFD");

WHEREAS, pursuant to the terms of the resolution which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election, a copy of which is attached hereto as Exhibit A; and,

WHEREAS, this Council has reviewed the Canvass and hereby approves it.

NOW, THEREFORE, the City Council of the City of Roseville resolves:

1. The issue presented at the special election was the levy of a special tax within the territory annexed to the CFD, to be levied in accordance with the formula heretofore approved by this Council as described in the resolution adopted on the date hereof entitled, "A Resolution of the City Council of the City of Roseville of Annexation of Territory to Community Facilities District, Authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors," adopted on the date hereof.

2. Pursuant to the Canvass on file with the City Clerk, the issue presented at the special election was approved by the landowners of the territory annexed to the CFD by more than two-thirds of the landowners voting at the special election.

3. Pursuant to the voter approval, said annexed territory to the CFD is hereby declared to be fully annexed to and part of the CFD and this Council may levy special taxes therein as heretofore provided in these proceedings.

4. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the territory annexed thereto were valid and in conformity with the Act.

Within 15 days of the date hereof, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Placer, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

* * * * *

I hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the _____ day of _____, 2020 by the following vote of the City Council:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

Mayor

ATTEST:

City Clerk of the City of Roseville

EXHIBIT A

**CITY OF ROSEVILLE
Community Facilities District No. 4
(Public Services)**

Annexation No. 7 (The Villages at Kit Carson)

CANVASS AND STATEMENT OF RESULT OF ELECTION

I hereby certify that on this date, I canvassed the returns of the election held on this date, in the territory annexed to Community Facilities District No. 4 (Public Services) of the City of Roseville which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory to be annexed and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	Qualified Landowner Votes	Votes Cast	YES	NO
City of Roseville Community Facilities District No. 4 (Public Services) Annexation No. 7 (The Villages at Kit Carson) Special Tax Annexation Election, May 20, 2020	_____	_____	_____	_____

BALLOT MEASURE: Shall the measure pursuant to which the City of Roseville, by and for its Community Facilities District No. 4 (Public Services) (the "CFD"), is authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in the Resolution of the Council of the City of Roseville of Annexation of Territory to Community Facilities District, Authorizing Levy of Special Tax Therein and Submitting Levy Of Tax to Qualified Electors, adopted by such Council on May 20, 2020 **be adopted?**

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this ____ day of _____, 2020.

CITY OF ROSEVILLE

By: _____
City Clerk

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

City Clerk
City of Roseville
311 Vernon Street,
Roseville, CA 95678

AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

**City of Roseville
Community Facilities District No. 4
(Public Services)**

Annexation No. 7 (The Villages at Kit Carson)

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Roseville (the "City"), County of Placer, State of California, hereby gives notice that a lien to secure payment of a special tax which the City is authorized to levy for City of Roseville Community Facilities District No. 4 (Public Services) (the "CFD"), is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of public services in and according to the rate and method of apportionment set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Placer, State of California on June 21, 2005, as Document No. 2015-0079310, as amended to date, to which recorded Notice of Special Tax Lien and amendment thereto reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amended Notice of Special Tax Lien amends and supplements the Notice of Special Tax Lien to add to the territory of Community Facilities District No. 4 (Public Services) of the City Roseville the lands set forth in that certain "Annexation Map 7 (The Villages at Kit Carson)" to the CFD, heretofore recorded on March 19, 2020 at Book 3 Maps of Assessment and Community Facilities Districts at Page 50-8 in the office of the County Recorder of the County of Placer, State of California.

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53324 of the Government Code, the undersigned, City Clerk of the City of Roseville, hereby gives notice that a lien to secure payment of a special tax which the City Council of the City of Roseville, County of Placer, State of California is authorized to levy is hereby imposed. The special tax secured by this lien is authorized to be levied for the purpose of paying for public services as described in **Exhibit B** attached hereto, and the incidental expenses related thereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which have been annexed to City of Roseville Community Facilities District No. 4 (Public Services), as shown in the Annexation Map referred to above, are thus included in this Amended Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the

latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City are as set forth in **Exhibit C** hereto and hereby made a part hereof.

The special tax is authorized to be levied against the parcel(s) described in **Exhibit C** hereto, which parcel(s) has been annexed into the CFD, which has been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect unless the special tax obligation is canceled in accordance with law or the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment and the manner of collection of the authorized special tax is shown on **Exhibit A** attached hereto. The rate, method of apportionment, and the manner of collection of the authorized special tax does not contain conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Placer, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the CFD, in accordance with Section 3115.5 of the Streets and Highways Code.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact CFD Administrator, City of Roseville, 311 Vernon Street, Roseville, CA 95678, telephone number (916) 774-5319.

Dated: As of April, 2020.

By: _____
City Clerk
City of Roseville

EXHIBIT A – Rate and Method of Apportionment
EXHIBIT B – List of Authorized Services
EXHIBIT C – Property Owner and Parcel Number

EXHIBIT A
CITY OF ROSEVILLE
COMMUNITY FACILITIES DISTRICT No. 4
(PUBLIC SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 4 (Public Services) [herein "CFD No. 4"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 4, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 4, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 4 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD as determined by the Finance Director.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Tax Escalation Factor" means an annual increase in the Maximum Special Tax following the Base Year in an amount not to exceed four percent (4%).

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 4 as set forth in the documents adopted by the City Council when the CFD was formed.

"Base Year" means Fiscal Year 2005-06.

"City" means the City of Roseville.

"City Council" means the City Council of the City of Roseville, acting as the legislative body of CFNo.4.

"County" means the County of Placer.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure was issued prior to June 30 of the preceding Fiscal Year.

"Finance Director" means the Finance Director for the City of Roseville or his or her designee.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Land Use Class" means, for a particular Parcel, Non-Residential Property, Multi-Family Property, Single Family Detached Property, or Single Family Attached Property.

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Multi-Family Property" means any Parcel of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with Units that are offered for rent to the general public.

"Non-Residential Property" means any Parcel of Developed Property within CF No. 4 that is not Multi-Family Property, Single Family Detached Residential Property, or Single Family Attached Property.

"Public Property" means any property within the boundaries of CF No. 4 that is owned by the federal government, State of California, County, City, or other public agency.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels in CF No. 4 for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls and are offered as for-sale Units, including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels in CF No. 4 for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized services, maintenance expenses, sinking fund payments and capital

reserves authorized to be funded by CFD No. 4, (ii) Administrative Expenses, (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

"Special Tax" means any tax levied pursuant to the Act on property within CFD No. 4.

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 4 which are not exempt from the Special Tax pursuant to law or Section F below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 4 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a Public Agency.

"Tax Zone" means one of the twenty-eight (28) mutually exclusive tax zones identified in Attachment I of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels added to the CFD as a result of future annexations (which may be noncontiguous with Parcels already in the Tax Zone).

"Unit" means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

"Undeveloped Property" means all Parcels of Taxable Property within the boundaries of CFD No. 4 that are not Developed Property, as determined by the Administrator.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 4 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 4, the Administrator shall update Attachment I to include the new Assessor's Parcel number(s).

Based on review of building permit records for property within the CFD, each Parcel shall be categorized as either Developed Property or Undeveloped Property for purposes of levying the Special Tax pursuant to Section E below. For Single Family Attached Property or Multi-Family Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property.

If a Parcel in the CFO is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the new Land Use Class that can be developed on the Parcel after the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the Land Use Class that will be allowed after the rezone is approved.

C. MAXIMUM SPECIAL TAX

The following Maximum Special Tax rates apply to all Parcels of Developed Property within CFD No. 4:

Tax Zone	Maximum Special Tax (Fiscal Year 2005-06, Revised 2006-07) *
1	\$ 50 per Unit
2	\$ 75 per Unit
3	\$ 100 per Unit
4	\$ 125 per Unit
5	\$ 150 per Unit
6	\$ 175 per Unit
7	\$ 200 per Unit
8	\$ 225 per Unit
9	\$ 250 per Unit
10	\$ 275 per Unit
11	\$ 300 per Unit
12	\$ 350 per Unit
13	\$ 375 per Unit
14	\$ 250 per Acre
15	\$ 350 per Acre
16	\$ 475 per Acre
17	\$ 600 per Acre
18	\$ 750 per Acre
19	\$ 850 per Acre
20	\$ 1,000 per Acre
21	\$ 1,050 per Acre
22	\$ 1,500 per Acre
23	\$ 2,000 per Acre
24	\$ 2,500 per Acre
25	\$ 3,000 per Acre
26	\$ 3,500 per Acre
27	\$ 4,000 per Acre
28	\$ 4,500 per Acre
29	\$ 5,000 per Acre
30	\$ 5,500 per Acre
31	\$ 6,000 per Acre

** Beginning July 1, 2006 and each July 1 thereafter, all of the Maximum Special Taxes shown in Table 1 above shall be adjusted by applying the Annual Tax Escalation Factor.*

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that had applied to the Parcel prior to the Parcel becoming Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFO No. 4 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFO No. 4 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property that is not Taxable Public Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning the Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

ATTACHMENT 1
MAXIMUM SPECIAL TAX RATES
(FISCAL YEAR 2005-06, REVISED 2006-07) *
IDENTIFICATION OF TAX ZONES

Tax Zone	Maximum Special Tax (Fiscal Year 2005-06) *
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	017-250-005, (017-117-007, 011, 014) 71 ac
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	

The property identified by the APNs listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 2
 MAXIMUM SPECIAL TAX RA TES
 IDENTIFICATION OF TAX ZONES
 ANNEXATION NO. 5 (OLD AUBURN RANCH)

Tax Zone	Assessor's Parcels Included in Tax Zone*	Proposed Units	Fiscal Year in Which APN was Added to CFD No. 4
1			
2			
3			
4			
5			
6			
7	467-090-002-000	32	2015/16
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			

The property identified by the APNs listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 3
MAXIMUM SPECIAL TAX RATES
IDENTIFICATION OF TAX ZONES

ANNEXATION No. 6 (FOOTHILLS AMERICAN DREAM)

Tax Zone	Assessor's Parcels Included in Tax Zone*	Proposed Units	Fiscal Year in Which APN was Added to CFD No. 4
1			
2			
3			
4			
5			
6			
7	475-050-019-000	62	2016/17
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			

The property identified by the APNs listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 4
 MAXIMUM SPECIAL TAX RATES
 IDENTIFICATION OF TAX ZONES
 ANNEXATION No. 7 (VILLAGES AT KIT CARSON)

Tax Zone	Assessor's Parcels Included in Tax Zone*	Proposed Units	Fiscal Year in Which APN was Added to CFD No. 4
1			
2			
"			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13	048-350-015, 048-350-016, 048-350-018, 048-350-021, 048-350-022	21	2019/20
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			

The property identified by the APNs listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

Annexation No. 4

CITY OF ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 4 (PUBLIC SERVICES)

SUPPLEMENTAL RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR ANNEXATION #4 (WOODCREEK OAKS PRESERVE)

A Special Tax applicable to each Assessor's Parcel in Annexation #4 of Community Facilities District No. 4 (Public Services) [herein "CFD No. 4"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 4, through the application of the appropriate Special Tax rate, as described below. All of the property in Annexation #4 of CFD No. 4, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acre" means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD as determined by the City Treasurer.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Supplemental Rate and Method of Apportionment of Special Tax.

"Annexation #4" means the geographic area commonly referred to as the Woodcreek Oaks Preserve and identified in the boundary map for Annexation #4 of CFD No. 4.

"Annual Tax Escalation Factor" means an annual increase in the Maximum Special Tax following the Base Year in an amount not to exceed four percent (4%).

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Assigned Per-Acre Special Tax” means the base per-acre Special Tax that is used in Section C below to determine the Maximum Special Tax that can be levied on Taxable Property in any Fiscal Year.

“Authorized Services” means the public services, including sinking fund payments and capital reserves, authorized to be funded by CFD No. 4 as set forth in the documents adopted by the City Council when the CFD was formed.

“Base Year” means Fiscal Year 2008-09.

“City” means the City of Roseville.

“City Council” means the City Council of the City of Roseville, acting as the legislative body of CFD No. 4.

“City Treasurer” means the City Treasurer for the City of Roseville or his or her designee.

“County” means the County of Placer.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure was issued prior to June 30 of the preceding Fiscal Year.

“Final Map” means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates lots which do not need to be further subdivided prior to issuance of a building permit for a residential or non-residential structure. The term “Final Map” shall not include any Assessor’s Parcel Map or subdivision map or portion thereof, that does not create lots that are in their final configuration, including Assessor’s Parcels that are designated as remainder parcels.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

“Multi-Family Property” means any Parcel of Taxable Property for which a building permit or use permit has been issued or will be issued for construction of a residential structure with Units that are offered for rent to the general public.

“Non-Residential Property” means any Parcel of Taxable Property for which a building permit or use permit has been or is expected to be issued for construction of a commercial or industrial building.

“Proportionately” means, for Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Developed Property. For Undeveloped Property, **“Proportionately”** means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property. For Taxable Public Property, **“Proportionately”** means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Taxable Public Property.

“Public Property” means any property within the boundaries of CFD No. 4 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Property” means all property zoned for, designated in a land use plan as, or otherwise identified to be developed for a residential use.

“Single Family Residential Lot” means an individual lot within a Final Map for which a building permit can be issued without further subdivision of the lot for construction of a single family detached residential unit, or a duplex, triplex, fourplex, townhome, or condominium unit that is not a Stacked Unit.

“Special Tax Requirement” means the amount of revenue needed from Annexation #4 in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, (iii) amounts needed to cure any delinquencies in the payment of Special Taxes within Annexation #4 which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means any tax levied pursuant to the Act on property within Annexation #4.

“Stacked Unit” means, within a townhome or condominium structure, an individual residential unit that shares common vertical space of an underlying Assessor’s Parcel with other residential units, and each residential unit on such underlying Parcel has been assigned a separate Assessor’s Parcel number.

“Stacked Unit Property” means any parcel of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure that contains or will contain Stacked Units.

“Taxable Property” means all Assessor’s Parcels within the boundaries of Annexation #4 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in Annexation #4 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

“Undeveloped Property” means all Parcels of Taxable Property within the boundaries of CFD No. 4 that are not Developed Property, as determined by the Administrator.

B. DATA COLLECTION FOR THE ANNUAL SPECIAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property and shall determine if any Final Maps have been recorded on property within Annexation #4. If Final Maps have been recorded, the Administrator shall determine the Acreage for all Taxable Property within each Final Map.

Based on review of building permit records for property within the CFD, each Parcel shall be categorized as either Developed Property or Undeveloped Property for purposes of levying the Special Tax pursuant to Section D below. For Stacked Unit Property, the number of Stacked Units shall be determined by referencing the condominium plan, site plan or other development plan for the property.

C. MAXIMUM SPECIAL TAX

The Assigned Per-Acre Special Tax for Annexation #4 for Fiscal Year 2008-09 is \$372 per Acre, which amount shall, beginning July 1, 2009 and each July 1 thereafter, be adjusted by applying the Annual Tax Escalation Factor. The Assigned Per-Acre Special Tax shall be applied to each Parcel of Taxable Property pursuant to Sections C.1, C.2, C.3 and C.4 below to determine the Maximum Special Tax for each Parcel:

1. Residential Property: Prior to Recordation of a Final Map

In any Fiscal Year prior to recordation of a Final Map for Residential Property within Annexation #4, the Administrator shall multiply the Assigned Per-Acre Special Tax by the Acreage of each Parcel of Residential Property to determine the Maximum Special Tax for each Parcel for the Fiscal Year.

2. Residential Property: After Recordation of a Final Map

a. All Taxable Property in Final Map is Subdivided into Single Family Residential Lots

If all of the Taxable Property included within the Final Map is subdivided into Single Family Residential Lots, the Administrator shall apply the following steps to calculate the Maximum Special Tax for each Parcel of Taxable Property:

- Step 1:** Determine the total combined Acreage of Taxable Property within the approved Final Map.
- Step 2:** Multiply the Acreage determined in Step 1 by the Assigned Per-Acre Special Tax to determine the total Maximum Special Tax assigned to Taxable Property within the Final Map.
- Step 3:** Divide the Maximum Special Tax determined in Step 2 by the total number of Single Family Residential Lots created within the Final Map to determine the Maximum Special Tax for each Single Family Residential Lot.

b. All Taxable Property in Final Map is Stacked Unit Property

If all Parcels of Taxable Property within the Final Map are Stacked Unit Property, the Administrator shall apply the following steps to calculate the Maximum Special Tax for each Stacked Unit within the area included in the Final Map:

- Step 1:** Determine the total combined Acreage of Taxable Property within the Final Map.
- Step 2:** Multiply the Acreage determined in Step 1 by the Assigned Per-Acre Special Tax to determine the total Maximum Special Tax assigned to Taxable Property within the Final Map.
- Step 3:** By referencing the condominium plan, site plan or other development plan for the property, determine the total number of Stacked Units that are expected to be built on the Acreage from Step 1.
- Step 4:** Divide the total Maximum Special Tax calculated in Step 2 by the number of Stacked Units from Step 3 to determine the Maximum Special Tax that will be assigned to each Stacked Unit within the Final Map area.

If the Special Tax is being levied prior to the County Assessor assigning a separate Assessor Parcel number to the individual airspace parcel for each Stacked Unit, the Assigned Per-Acre Special Tax shall be multiplied by the Acreage of each existing Assessor's Parcel within the Final Map to determine the Maximum Special Tax for each Parcel. Once separate Assessor Parcel numbers have been assigned, the Administrator shall apply the steps above to allocate the Maximum Special Tax to each Stacked Unit.

c. Multi-Family Property

For any Parcel of Multi-Family Property created within a Final Map, the Administrator shall multiply the Assigned Per-Acre Special Tax by the Acreage of the Parcel to determine the Maximum Special Tax for the Parcel.

3. Non-Residential Property

For each Parcel of Non-Residential Property within the CFD, the Administrator shall multiply the Assigned Per-Acre Special Tax by the Acreage of the Parcel to determine the Maximum Special Tax for the Parcel.

4. Different Types of Property Within One Final Map

If a Final Map includes a combination of one or more land use types (i.e., Single Family Residential Property, Stacked Unit Property, Multi-Family Property, Non-Residential Property), the Administrator shall separate the Acreage for each type of land use and, separately for each land use, apply Section C.1, C.2 and/or C.3, as appropriate, to determine the Maximum Special Tax for each Parcel within that land use type.

5. Taxable Public Property

The Maximum Special Tax for any Parcel of Taxable Public Property within the CFD shall be the Maximum Special Tax that would have applied to such Parcel prior to the public agency taking ownership of the Parcel.

Beginning July 1, 2009 and each July 1 thereafter, the Maximum Special Taxes assigned to each Parcel of Taxable Property pursuant to this Section C shall be adjusted by applying the Annual Tax Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each Parcel until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax determined for each Parcel until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Third: If additional revenue is needed after the second step has been completed, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that had been applied to the Parcel prior to the Parcel becoming Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for Annexation #4 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet Annexation #4 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Supplemental Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property that is not Taxable Public Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning the Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Supplemental Rate and Method of Apportionment of Special Tax.

EXHIBIT B

CITY OF ROSEVILLE

COMMUNITY FACILITIES DISTRICT NO. 4
(Services District)

LIST OF AUTHORIZED SERVICES

The Maintenance Obligations to be financed, in whole or in part, by this CFO shall consist of the following:

- I. Maintenance of the landscape corridors and paseos designed to serve the project areas within the CFO, including but not limited to, soundwalls, trees, bus shelters, autumn leaf cleanup and street sweeping, landscaping, the City and neighborhood entry features and the landscape median;
2. Maintenance of all public pedestrian or bicycle pathways;
3. Maintenance of the Open Space Buffer Areas, Park Preserve areas and any lots that will be conveyed to the City, with such maintenance to include fire breaks and fire safety measures;
4. Maintenance of landscaping, and irrigation, for neighborhood park improvements, maintenance, and repair and replacement;
5. Maintenance of any sound attenuation wall, berm, and related on-site sound attenuation improvements constructed as part of the CFO;
6. Maintenance of storm drainage, stormwater management and drainage system facilities; and
7. Performance and management of any environmental mitigation monitoring, including the annual review thereof.

Other authorized services include:

General City Costs

- City and County costs associated with the setting, levy, and collection of the Special Taxes.

Sinking Funds

The Special Taxes may be collected and set-aside in designated sinking funds to be used by the City to fund miscellaneous costs related to any of the items described above as well as vandalism repair and future repairs to and replacement of landscaping, entry monuments and features, walls and fences, and other improvements the maintenance of which is funded by CFO No. 4.

EXHIBIT C

**CITY OF ROSEVILLE
Community Facilities District No. 4
(Public Services)**

Annexation No. 7 (The Villages at Kit Carson)

Property Owner and Assessor Parcel Number

Name(s) of Property Owner

Assessor Parcel Number(s)

J. William Roach 2012 Revocable
Trust Dated August 11, 2012

048-350-015
048-350-016
048-350-018
048-350-021
048-350-022



COUNCIL COMMUNICATION

CC #: 0753

File #: 0206-03-01

Title: 2020/2021 Landscaping and Lighting Districts Assessments - Amending and/or Approving the Engineer's Annual Levy Report, Ordering the Levy and Collection of Assessments

Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 10.2.

RECOMMENDATION TO COUNCIL

It is requested that the City Council adopt the following resolutions (attached):

1. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Historic District Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the Historic District Landscaping and Lighting District, for Fiscal Year 2020/2021.

2. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Infill Area Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the Infill Area Landscaping and Lighting District, for Fiscal Year 2020/2021.

3. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Johnson Ranch Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the Johnson Ranch Landscaping and Lighting District, for Fiscal Year 2020/2021.

4. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the North Central Roseville Specific Plan Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the North Central Roseville Specific Plan Landscaping and Lighting District, Fiscal Year 2020/2021.

5. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Northwest Roseville Specific Plan Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the Northwest Roseville Specific Plan Landscaping and Lighting District, for Fiscal Year 2020/2021.

6. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Olympus Pointe Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy And Collection of Assessments within the Olympus Pointe Landscaping and Lighting District, for Fiscal Year 2020/2021.

7. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Riverside Avenue Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the Riverside Avenue Landscaping and Lighting District, for Fiscal Year 2020/2021.

8. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Vernon Street Landscaping and Lighting District, Fiscal Year 2020/2021.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the Vernon Street Landscaping and Lighting District, for Fiscal Year 2020/2021.

BACKGROUND

The City of Roseville currently has eight active Landscaping and Lighting Districts (LLDs). These districts were formed within the City to levy and collect assessments for maintenance of public improvements pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (the Act), and Article XIID of the California Constitution.

The Historic District Landscaping and Lighting District was formed in 2006 to levy and collect assessments for the maintenance and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels. The District is located in the Historic Old Town area in Downtown Roseville.

The Infill Area Landscaping and Lighting District was formed in 1995 to levy and collect assessments for the maintenance of certain public improvements that benefit parcels within the District. The District is located in the Infill Plan area.

The Johnson Ranch Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public landscape, open space, floodway and stream courses located within the Southeast Roseville Specific Plan area.

The North Central Roseville Specific Plan Landscaping and Lighting District was formed in 1990 to levy and collect assessments for the maintenance of certain public improvements within the North Central Roseville Specific Plan area. In 2004, the property owners in the district approved, through a mailed ballot, an assessment increase and the addition of an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Northwest Roseville Specific Plan Landscaping and Lighting District was formed in 1989 to levy and collect assessments for maintenance of certain public landscape medians and corridors, vernal pool preserves, bike trails, and park improvements. In 2004, the Dunmore Junction subdivision was annexed into the LLD as Zone A and the Legacy subdivision was annexed into Zone B. In 2006 the property owners voted against an assessment increase as well as the addition of an annual escalation factor. In 2011 the property owners voted against an overlay LLD for the Northwest Specific Plan. There was a plan originally scheduled for May 2020 to give the property owners the opportunity to vote for or against an increase to their annual assessment, and the addition of an escalation factor, in order to improve the streetscape landscaping in their neighborhood. Due to the unprecedented times that the community is facing due to the COVID-19 pandemic, the City decided to put the ballot on hold until further notice.

The Olympus Pointe Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public improvements within the Northeast Roseville Specific Plan Area. In 2005, the property owners in the district approved, through a mailed ballot, an assessment increase and an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Riverside Avenue Landscaping and Lighting District was formed in 2007 to levy and collect assessments for the maintenance and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels.

The Vernon Street Landscaping and Lighting District was formed in 2001 to levy and collect assessments for maintenance of improvements installed by the Vernon Streetscape. The cost of maintaining the streetscape improvements is spread equally to the subject properties on their percentage of the total front footage of all affected parcels.

Assessment Statistics

District	Proposed FY 2020-21 Levy	Maximum Annual Assessment	Levied Parcels	% Change from FY 2019- 20	FY 2019-20 Levy
Historic District					

LLD	\$44,590.91	\$44,591.00	56	3%	\$43,292.00
Infill Area LLD	\$30,458.73	\$44,132.80	222	94% *	\$15,666.67
Johnson Ranch LLD	\$48,535.84	\$53,442.00	1,044	6%	\$45,990.42
North Central LLD	\$706,178.96	\$706,438.00	3,494	8% *	\$651,629.38
Northwest LLD	\$481,336.00	\$481,336.00	4,752	0%	\$481,336.00
Olympus Pointe LLD	\$199,168.27	\$404,024.00	824	6% *	\$187,981.34
Riverside Avenue LLD	\$43,014.75	\$43,014.75	75	2%	\$41,986.10
Vernon Street LLD	\$39,769.38	\$39,769.38	60	2%	\$38,818.33
Totals	\$1,593,052.84	\$1,816,747.93	10,527		\$1,506,700.24

* Infill Area LLD assessment was reduced in FY19-20 in Zones B and C because surplus funds were available to reduce the amount levied. The increase for FY20-21 in Zones B and C is the result of not having surplus funds to reduce the levy, as well as an increase in rehab project expenditures in Zones B and C. The FY20-21 assessment in Zone B increased by \$81.52 annually to 41% of the maximum assessment rate. The FY20-21 assessment in Zone C increased by \$80.82 annually to 100% of the maximum assessment rate.

North Central LLD has an increase in direct costs for FY20-21.

Olympus Pointe LLD also has a slight increase in direct costs in addition to not having surplus funds to use to reduce the levy for FY20-21.

FISCAL IMPACT

All charges are needed to fund landscape services in each LLD. There is no impact to the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of the resolutions meet the above criteria and are not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Historic District LLD Notice of Public Hearing
Historic District- Engineer's Report
Resolution No. 20-170
Resolution No. 20-171
Infill LLD Notice of Public Hearing
Infill LLD Engineer's Report
Resolution No. 20-172
Resolution No. 20-173
Johnson Ranch LLD Notice of Public Hearing
Johnson Ranch LLD- Engineer's Report
Resolution No. 20-174
Resolution No. 20-175
North Central Roseville Specific Plan LLD Notice of Public Hearing
North Central Roseville Specific Plan LLD-Engineer's Report
Resolution No. 20-176
Resolution No. 20-177
Northwest Roseville Specific Plan LLD Notice of Public Hearing
Northwest Roseville Specific Plan LLD- Engineer's Report
Resolution No. 20-178
Resolution No. 20-179
Olympus Pointe LLD Notice of Public Hearing
Olympus Pointe LLD- Engineer's Report
Resolution No. 20-180
Resolution No. 20-181
Riverside Avenue LLD Notice of Public Hearing
Riverside Avenue LLD- Engineer's Report
Resolution No. 20-182
Resolution No. 20-183
Vernon Street LLD Notice of Public Hearing
Vernon Street LLD- Engineer's Report
Resolution No. 20-184
Resolution No. 20-185

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-142
LEGAL NOTICE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Historic District Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District is known and designated as:

“Historic District Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Historic District Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 6, 2020
Public Hearing: May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Historic District

Landscaping and Lighting District

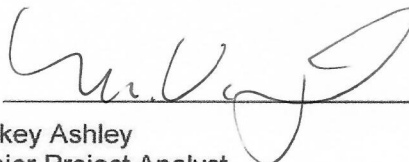
City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 
Mickey Ashley
Senior Project Analyst
District Administration Services

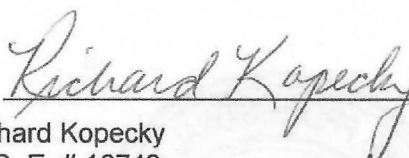
By: 
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Historic District Landscaping and Lighting District (“District”). The District was formed on April 5, 2006 and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

The City Council, pursuant to the provisions of the “Landscaping and Lighting Act of 1972”, being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”); Article XIID of the Constitution of the State of California (“Article XIID”); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) initiated proceedings for the formation of the District on February 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 2006/07. On April 5, 2006, pursuant to Assessment Law, the City conducted a Public Hearing and tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District’s maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Boundary Map of Historic District Landscaping and Lighting District” as referenced in Appendix A-1 of this Report.

The District is located within the City’s Historic Old Town, west of Highway 80, south of Pleasant Street, north and east of Washington Boulevard, and north and west of the Union Pacific Railroad. The District consists of mostly commercial parcels in a concentrated area of the Downtown primarily fronting the following streets: Church Street northeast of Washington Boulevard, Main Street between Washington Boulevard and Lincoln Street, Pacific Street and Lincoln Street where the improvements end approximately one block south of Pleasant Street.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance

or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of

the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The proposed improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, trash receptacles, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, recreational facilities and associated appurtenances located within the street rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Parkway landscaping and hardscape improvements within the public right of ways of the streets within the district including, but not limited to, Lincoln Street, Main Street, Church Street, Pacific Street and the northeast side of Washington Boulevard estimated at 14,450 square feet of landscaping;
- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or are funded by other sources available to the City, including those portions of the median and parkway landscaping on Washington Boulevard (southwest side of the street) that are outside the District boundaries.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing,

maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District.

Specifically excluded from the assessment are the street light energy costs. These costs will continue to be paid for by the City from other revenue sources.

Detailed maps of the locations and descriptions of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs to provide illumination.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public

improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIID and 1972 Act. Additionally, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of

landscaping and lighting Improvements and associated appurtenances located within the District's public rights-of-way and dedicated easements. The annual assessment is based on the historical and estimated costs to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.

- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.
- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

To establish the special benefit to the individual parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and the following formula has been established to apportion the maintenance costs based on benefit.

For purposes of the Assessment Methodology, the terms hereinafter set forth have been the following meanings:

Acreage means the land area of an Assessor's Parcel as shown on an Assessor's Parcel map-, or if the land area is not shown on an Assessor's parcel map, the land area shown on the applicable final map, parcel map, condominium plan, record of survey or other recorded document creating and describing such area of land.

Multi-Family Residential means a residence for which building permits have been issued for attached residential units for rental purposes.

Single-Family Residential Unit means a single residential home. This land use includes detached or attached for sale units intended for single-family occupancy.

Commercial means property being used or zoned for either commercial or industrial use.

Three components were used in the methodology to determine each parcels assessment; 1) Front footage of parcels along the proposed street improvements; 2) acreage of benefiting parcels; and 3) Current land use of parcels. Based on these three components the assessments were determined as follows:

First, the parcels Front Footage was determined based on Assessor's Parcel maps or other sources. Only Front footage on streets that will be improved was used. For parcels with Front Footage on more than one side (corner lots), the total Front Footage was divided by two to provide an average Front Footage. It was determined that twenty percent (20%) of the total budget was reasonably attributed to Front Footage; therefore twenty percent (20%) of the budget was spread to Front Footage.

Second, each parcel's Acreage was calculated based on Assessors Parcels map. It was determined that eighty percent (80%) of the budget was reasonably attributed to Acreage; therefore eighty (80%) of the budget was spread on Acreage. In the event that common area parcels are created subsequent to the formation of the District, the acreage of any such common area parcels shall be apportioned to the remaining assessable parcels of the subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Third, the current land use of the parcel was determined using the County's secured roll. Parcel's currently used as a Single-Family Residence or Multi-Family Residences were determined to receive twenty-five (25%) of the benefit in relation to commercial parcels. Additionally, it was determined that single Family Residential Parcels benefit equally from the improvements, therefore the total assessment calculated based on the formula was averaged between the five Single Family Residential parcels to determine a Single Family Residential rate per Unit.

The base year maximum assessment rates approved to be levied in FY 2006/07 are provided in the table below.

Base Year (FY 2006/07) Maximum Assessment Rates			
Land Use	Front Footage	Acreage Rate	Flat Rate
Commercial	\$1.99 per Front Foot	\$2,582.41 per Acre	N/A
Multi-Family Residential	\$0.50 per Front Foot	\$645.60 per Acre	N/A
Single-Family Residential	N/A	N/A	\$132.00 per Unit

The following formula is used to calculate each parcel's assessment (proportional benefit) for those parcels that are not Single-Family Residential parcels.

Front Footage Rate x Parcel's Adjusted Front Footage = Parcel Front Footage Levy

Acreage Rate x Parcel's Adjusted Acreage = Parcel Acreage Levy

Proposed Levy per Parcel = Parcel Front Footage Levy + Parcel Acreage Levy

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2007/08. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by three percent (3%).

Beginning in the second fiscal year (Fiscal Year 2007/08) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater

than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

D. ANNUAL INFLATIONARY ADJUSTMENT

If the proposed assessment rates increase over the prior fiscal year's maximum assessment rates by a percentage no greater than the 3%, then the proposed assessment rates are not considered an increase.

III. DISTRICT BUDGET

A. FY 2020/21 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$12,550.00
Repair & Maintenance - Landscaping	9,944.00
Repair & Maintenance - Lighting	2,000.00
Repair and Maintenance - Streetscape and Signage	1,000.00
Utilities	11,000.00
Rehab Reserve Project Expenditures	<u>11,880.00</u>
Total Direct Costs	\$48,374.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$866.00
Contract Administration - Park's Dept	2,200.00
County Auditor Fees	445.91
Consulting & Professional Services	3,570.00
Consultant Incidental Expenses	15.00
Public Hearing Publishing Costs	<u>1,000.00</u>
Total Administrative Costs	\$8,096.91
Total Direct and Administration Costs	\$56,470.91
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	\$0.00
Contribution for /(Use of) Rehab Reserve	(11,880.00)
Rounding Adjustment	<u>(0.07)</u>
Total Adjustments	(\$11,880.07)
BALANCE TO LEVY	\$44,590.84

Fund balance information is reported in Section C on the following page.

B. FY 2020/21 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2020/21 APPLIED ASSESSMENT RATES</u>	
Number of Assessable Parcels	56
Total Front Footage - Commercial	2,859.87
Total Front Footage - MFR	140.00
Total Assessable Acreage - Commercial	8.8087
Total Assessable Acreage - MFR	0.4821
Total Single Family Residences	5
Applied Assessment Rate per Front Foot - Commercial	\$3.0101
Applied Assessment Rate per Front Foot - MFR	\$0.7563
Applied Assessment Rate per Acre - Commercial	\$3,906.1268
Applied Assessment Rate per Acre - MFR	\$976.5279
Applied Assessment Rate per SF Residence	\$199.6618
Maximum Assessment Rate per Front Foot - Commercial	\$3.0101
Maximum Assessment Rate per Front Foot - MFR	\$0.7563
Maximum Assessment Rate per Acre - Commercial	\$3,906.1268
Maximum Assessment Rate per Acre - MFR	\$976.5279
Maximum Assessment Rate per SF Residence	\$199.6618
Potential Maximum Assessment	\$44,591

C. FY 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$39,244.27
add: Replenish from FY 20/21 Levy	
less: Use for FY 20/21 Expenses	
Transfer from/(to) the Rehab Reserve	(15,057.27)
Ending Operating Reserve Balance 6-30-2021 (est.)	\$24,187.00
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2020 (est.)	\$53,633.01
add: Collect from FY 20/21 Levy	
less: Use for FY 20/21 Rehab Projects	(11,880.00)
Transfer from/(to) the Operating Reserve	15,057.27
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$56,810.28

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, required to properly maintain and ensure the satisfactory condition of all landscaping, irrigation and drainage systems and appurtenant facilities.

Repair and Maintenance - Landscaping - This item includes landscape improvement repair and maintenance costs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included. Costs could include the renovation of improvements such as irrigation systems.

Repair and Maintenance - Lighting - This item includes lighting improvement repair and maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included.

Repair and Maintenance - Streetscape and Signage - This item includes repair and maintenance costs of streetscape and sign improvements. Streetscape improvements include street furniture, sidewalks, curbs, gutters, parking stripes, brick pavers, benches, bike racks, and trash receptacles. This may include repair of damaged amenities due to vandalism, storms, etc. May include planned replacements or upgrades not listed below that provide a direct benefit to the District.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the

Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage – the total number of Front Feet within the District, adjusted for corner parcels, Multi-Family Residential and Single-Family Residential Parcels will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Assessable Acreage – the total Acreage within the District, adjusted for Multi-Family Residential and Single-Family Residential Parcels that will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Single-Family Residential Parcels – the total number of parcels currently being used as Single-Family Residences.

Applied Assessment Rates – The applied assessment rates for each of the District’s land use types.

Maximum Assessment Rates per Front Foot – The maximum dollar amount that can be assessed per Adjusted Front Foot for the District’s land use type for the current fiscal year.

Maximum Assessment Rates per Acre – The maximum dollar amount that can be assessed per Adjusted Acreage Foot for the District’s land use type for the current fiscal year.

Maximum Assessment Rate per SF Residential Unit – The maximum dollar amount that can be assessed per Single Family Unit within the District for the current fiscal year.

Potential Maximum Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and

Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects — The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

A five-year Capital Improvement Plan showing projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs, is shown below.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Repair, replace and/or refurbish street furniture			\$3,500			\$3,500
Replace, repair, renovate and/or refurbish plants, landscape & related materials	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Replace, repair lighting fixtures		\$5,000		\$0		\$5,000
Tree grid pruning	\$1,880	\$2,000	\$2,100	\$2,200	\$2,200	\$8,500
Total Projected Expenditures	\$11,880	\$17,000	\$15,600	\$12,200	\$12,200	\$57,000

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Districts' Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and/or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

SHEET 1 OF 2

BHNDARY MAP OF HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NUMBER
1	011-143-008
2	011-143-005
3	011-146-006
4	011-146-011
5	011-146-012
6	011-146-013
7	011-146-014
8	011-146-016
9	011-146-017
10	011-146-019
11	011-146-019
12	011-146-024
13	011-146-025
14	011-147-002
15	011-147-003
16	011-147-006
17	011-147-007
18	011-147-008
19	011-147-009
20	011-147-010
21	011-147-011
22	011-147-012
23	011-147-014
24	012-121-001
25	012-121-002
26	012-121-003
27	012-121-007
28	012-121-009

LOT DESIGNATION

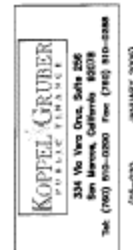
LOT NO.	ASSESSOR'S PARCEL NUMBER
29	012-121-012
30	012-121-013
31	012-121-014
32	012-122-001
33	012-122-003
34	012-200-001
35	012-200-002
36	012-200-004
37	012-200-005
38	012-200-006
39	012-200-007
40	012-200-008
41	012-200-009
42	012-200-010
43	012-200-011
44	012-200-012
45	012-200-013
46	012-200-014
47	012-200-015
48	012-200-016
49	012-200-017
50	012-200-018
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55	012-200-026
56	012-200-027
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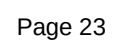


VICINITY MAP
NOT TO SCALE

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2006.
I HEREBY CERTIFY THAT THIS MAP SHOWING THE BOUNDARIES OF HISTORIC LANDSCAPING AND LIGHTING DISTRICT, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2006, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF ROSEVILLE





APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	CHARGE	MAXIMUM ASMT	FRONT FEET	ACRES	SF UNITS	LEGAL DESCRIPTION
011-143-008-000	MFR	576.66	576.67	140.0	0.4821	0.0	LOTS 1 2 3 BLK 5 MCRAE ADDN
011-145-005-000	COM	2,240.04	2,240.06	120.0	0.481	0.0	LOTS 1 2 FR 3 4 BLK 3 MCRAE
011-146-008-000	SFR	199.66	199.66	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-011-000	COM	775.48	775.49	50.0	0.16	0.0	LOT 12 BLK 2 MCRAE ADDN
011-146-012-000	COM	775.48	775.49	50.0	0.16	0.0	L 13 BLK 2 MCRAE ADDN
011-146-013-000	COM	775.48	775.49	50.0	0.16	0.0	LOT 14 BLK 2 MCRAE ADDN
011-146-014-000	COM	775.48	775.49	50.0	0.16	0.0	LOT 15 BLK 2 MCRAE ADDN
011-146-016-000	SFR	199.66	199.66	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-017-000	SFR	199.66	199.66	0.0	0.0	1.0	POR LOTS 8 & 9 BLK 2 MCRAE ADDN
011-146-018-000	COM	778.20	778.22	50.0	0.1607	0.0	LOT 1 BLK 2 MCRAE ADDN
011-146-019-000	COM	778.20	778.22	50.0	0.1607	0.0	L 16 BLK 2 MCRAE ADDN
011-146-024-000	COM	1,060.90	1,060.90	100.31	0.1943	0.0	L 10 & P L 11 BLK 2 MCRAE ADD
011-146-025-000	COM	627.10	627.12	39.64	0.13	0.0	POR L 11 BLK 2 MCRAE ADDITION
011-147-002-000	COM	1,137.64	1,137.65	80.0	0.2296	0.0	FR LOTS 9 10 BLK 1 MCRAE ADDN
011-147-003-000	SFR	199.66	199.66	0.0	0.0	1.0	FR LOTS 8 9 BLK 1 MCRAE ADDN
011-147-006-000	COM	1,091.88	1,091.88	50.0	0.241	0.0	FR LOT 7 BLK 1 MCRAE ADDN
011-147-007-000	COM	1,571.02	1,571.03	75.0	0.3444	0.0	LOTS 5 6 BLK 1 MCRAE ADDN
011-147-008-000	COM	658.26	658.28	40.0	0.1377	0.0	LOT 4 BLK 1 MCRAE ADDN
011-147-009-000	COM	1,725.58	1,725.60	110.0	0.357	0.0	LOTS 2 3 FR 1 BLK 1 MCRAE ADDN
011-147-010-000	COM	807.00	807.01	0.0	0.2066	0.0	LOT IN RSVL
011-147-011-000	COM	493.80	493.81	30.0	0.1033	0.0	FR LOT 1 BLK 1 MCRAE ADDN
011-147-012-000	SFR	199.66	199.66	0.0	0.0	1.0	FR L 7 & 8 BL 1 MCRAE
011-147-014-000	COM	2,027.92	2,027.92	25.0	0.4999	0.0	FR L 8 THRU 11 BLK 1 MCRAE
012-121-001-000	COM	1,759.70	1,759.70	160.0	0.3272	0.0	FR LOTS 11 14 15 16 BLK 38 R
012-121-002-000	COM	1,035.84	1,035.85	140.0	0.1573	0.0	FR L 12 13 BLK 38 RSVL
012-121-003-000	COM	4,174.82	4,174.84	201.0	0.9139	0.0	LOTS BLK 38 RSVL
012-121-007-000	COM	554.80	554.81	81.15	0.0795	0.0	LOT 8 BLK 38 RSVLE
012-121-009-000	COM	461.42	461.43	50.0	0.0796	0.0	POR L 7 BLOCK 38 ROSEVILLE
012-121-012-000	COM	158.72	158.73	26.0	0.0206	0.0	UNIT 1 113 MAIN STREET CONDO
012-121-011-000	EXE	-	-	0.0	0.0	0.0	L 1 113 MAIN ST O-70
012-121-013-000	COM	125.98	125.99	22.0	0.0153	0.0	UNIT 2 113 MAIN STREET CONDO
012-121-014-000	COM	116.60	116.61	22.0	0.0129	0.0	UNIT 3 113 MAIN STREET CONDO
012-122-001-000	COM	2,806.50	2,806.52	150.0	0.6029	0.0	L 12 THRU 16 RSVLLE
012-122-003-000	COM	2,275.48	2,275.48	208.59	0.4218	0.0	L 5 BLK 21 ROSEVILLE
012-200-002-000	COM	782.02	782.02	47.5	0.1636	0.0	FR LOT 14 BLK 22 RSVLE
012-200-004-000	COM	301.90	301.90	31.0	0.0534	0.0	LOT 7 BANK CORNER ADDN
012-200-005-000	COM	301.90	301.90	31.0	0.0534	0.0	LOT 6 BANK CORNER ADDN
012-200-006-000	COM	301.90	301.90	31.0	0.0534	0.0	OWL CLUB FRNSHNGS/FXTRS LOT 5

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	CHARGE	MAXIMUM ASMT	FRONT FEET	ACRES	SF UNITS	LEGAL DESCRIPTION
012-200-008-000	COM	431.16	431.17	55.0	0.068	0.0	L 3 4 BANK CORNER ADDN
012-200-009-000	COM	394.20	394.20	47.0	0.0647	0.0	LOTS 1 2 BANK CORNER ADDN
012-200-010-000	COM	882.54	882.56	53.0	0.1851	0.0	FR LOTS 9 10 11 12 BLK 22 RSVL
012-200-011-000	COM	1,197.76	1,197.78	107.5	0.2238	0.0	LOT 8 FR 7 BLK 22 RSVLE
012-200-012-000	COM	905.36	905.38	55.0	0.1894	0.0	FR LOTS 6 7 BLK 22 RSVLE
012-200-013-000	COM	658.26	658.28	40.0	0.1377	0.0	FR LOTS 5 6 BLK 22 RSVLE
012-200-014-000	COM	296.36	296.36	18.0	0.062	0.0	FR LOT 5 BLK 22 RSVLE
012-200-015-000	COM	362.30	362.31	22.0	0.0758	0.0	FR LOT 5 BLK 22 RSVLE
012-200-027-000	COM	362.82	362.84	31.0	0.069	0.0	FR L 12 BLK 22 L 8 BANK C
012-200-028-000	COM	823.12	823.14	50.0	0.1722	0.0	L 13 BLK 22 ROSEVILLE
012-200-026-000	COM	90.22	90.23	0.0	0.0231	0.0	FR L 12 BLK 22 RSVLE
012-200-022-000	COM	377.16	377.18	27.59	0.0753	0.0	L 2 BLK 22
012-200-017-000	COM	579.52	579.53	25.0	0.1291	0.0	L 4 BLK 22
012-200-001-000	COM	641.98	641.99	39.0	0.1343	0.0	L 14 15 BLK 22
012-200-023-000	COM	405.70	405.71	25.0	0.0846	0.0	L 3 BLK 22
012-200-025-000	COM	411.56	411.57	25.0	0.0861	0.0	L 3 BLK 22
012-200-016-000	COM	243.20	243.22	25.0	0.043	0.0	L 4 BLK 22
012-200-007-000	COM	360.64	360.65	16.0	0.08	0.0	POR BANK CORNER SUBD
012-200-024-000	COM	334.98	334.99	27.59	0.0645	0.0	L 2 BLK 22

Summary Fields	Value
ACTIVE PARCELS	57
LEVIED PARCELS	56
CHARGE	44,590.84
MAXIMUM ASMT	44,591.35
FRONT FEET	2,999.87
ACRES	9.29
SF UNITS	5

RESOLUTION NO. 20-170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Historic District Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 20-170

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-171

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Historic District Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Historic District Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-171

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-145
LEGAL NOTICE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Infill Area Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: : The improvements within the District include: maintenance, servicing, administration and operation of the landscape corridors adjacent to property within the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer’s Report also describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District includes the parcels within the areas known as the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions. The District is known and designated as:

“Infill Area Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Infill Area

Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 6, 2020
Public Hearing: May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Infill Area

Landscaping and Lighting District

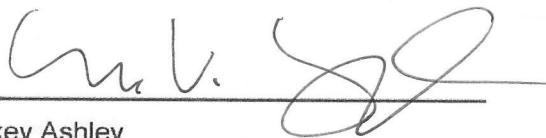
City of Roseville

Placer County, State of California

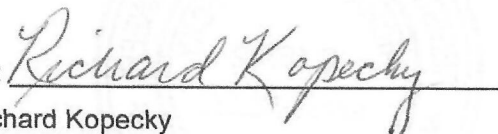
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the City’s existing Infill Area Landscaping and Lighting District (“District”). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of three (3) zones of benefit, Zones A, B and C (individually the “Zone” and collectively the “Zones”). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Articles XIIC and XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, & C identified in this Report) are exempt from the procedural requirements Article XIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The three Zones within the District are comprised of three non-contiguous residential subdivisions, namely Pheasant Run, Cirby Oaks II and Reuter Ranch, are located in the southern portion of the City and are within the boundaries of the City’s “Infill Planning Area”. A general depiction of the boundaries of each Zone can be found in Appendix A of this Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND BENEFITS

This District, by special benefit assessments, provides funding for the maintenance and operation of certain landscaping improvements located within the public right-of-way's and dedicated easements:

The District provides all services necessary to maintain the landscaped corridors adjacent to the privately-owned parcels comprising the three subdivisions. Improvements include shrubs, trees and other landscaping vegetation, as well as irrigation controllers, automatic valves and irrigation systems. Services provided include all necessary services, operations, and maintenance required in keeping the improvements in a healthy, vigorous condition and in proper working order.

The District encompasses three subdivisions, each of which is located in a separate Zone. The Zones have specific improvements and costs associated with those improvements that benefit the parcels within each respective Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels within the Zone and only parcels that receive a special benefit from the improvements are assessed.

The specific locations of the improvements within each Zone of the District are described as follows:

Zone A – Pheasant Run

Maintenance of 6,880 square feet of landscaping and related improvements within the Pheasant Run subdivision.

Zone B – Cirby Oaks

Maintenance of 7,447 square feet of landscaping and related improvements within the Cirby Oaks II subdivision.

Zone C – Reuter Ranch

Maintenance of 24,700 square feet of landscaping and related improvements within the Reuter Ranch subdivision. A larger amount of landscaping benefits the properties within Reuter Ranch and typically results in a larger per parcel assessment for these properties as compared to Zones A and B.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement,

or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

Each of the proposed improvements; the associated costs and assessments have been reviewed, identified and allocated based on special benefit pursuant to the Act. All improvements associated with the Zones were necessary and required through the conditions of property development. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within these Zones receives special benefit from the improvements. The desirability and security of properties is enhanced by well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the Zones resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the Zones through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allowed the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the Zones and are not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large.

C. RATE AND METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the Zone. This direct and special benefit was determined to be equal for all dwelling units within each Zone; costs for each Zone shall be calculated separately within each respective Zone. Each single-family residence is equal to one dwelling unit (unit) and the formula used to arrive at each parcel's annual assessment is described below. Public parcels lying within the landscape corridors are considered to receive no benefit from the improvements and are therefore not assessed.

Costs associated with each Zone are to be charged only to assessable parcels within the respective Zone as follows:

$$\frac{\text{Balance to Levy in Zone}}{\text{Total Units in Zone}} = \text{Assessment Per Unit in Zone}$$

The Maximum Annual Assessment Rates are not to exceed \$193.32 per unit for Zone A and \$200.00 per unit for Zones B and C.

III. DISTRICT BUDGET

A. 2020/21 BUDGET

DESCRIPTION	ZONE A (Pheasant Run) Fund 2014	ZONE B (Cirby Oaks II) Fund 2015	ZONE C (Reuter Ranch) Fund 2017
<u>DIRECT COSTS</u>			
Contract Maintenance - Landscaping	\$1,323.00	\$1,941.00	\$3,832.00
Repair & Maintenance - Landscaping	\$2,120.00	\$3,000.00	\$2,500.00
Utilities	2,000.00	1,500.00	2,310.00
Rehab Reserve Project Expenditures	<u>1,400.00</u>	<u>8,500.00</u>	<u>10,000.00</u>
Total Direct Costs	\$6,843.00	\$14,941.00	\$18,642.00
<u>ADMINISTRATION COSTS</u>			
City Administration	\$155.00	\$2.00	\$158.00
Contract Administration - Park's Dept	1,150.00	1,213.00	1,954.00
County Auditor Fees	77.33	95.26	132.00
Consulting & Professional Services	678.10	1,480.57	1,847.32
Consultant Incidental Expenses	6.77	14.78	18.45
Public Hearing Publishing Costs	<u>300.00</u>	<u>280.00</u>	<u>295.00</u>
Total Administrative Costs	\$2,367.20	\$3,085.61	\$4,404.77
Total Direct and Administration Costs	\$9,210.20	\$18,026.61	\$23,046.77
<u>BUDGET ADJUSTMENTS</u>			
Replenishment/(Use) of Operating Reserve	(\$77.40)	\$0.00	\$153.23
Contribution for /(Use of) Rehab Reserve	(1,400.00)	(8,500.00)	(10,000.00)
Rounding Adjustment		<u>(0.69)</u>	
Total Adjustments	(\$1,477.40)	(\$8,500.69)	(\$9,846.77)
BALANCE TO LEVY	\$7,732.80	\$9,525.92	\$13,200.00

Fund balance information of each Zone is reported in Section C on the following page.

B. 2020/21 ASSESSMENT RATES

DESCRIPTION	ZONE A (Pheasant Run) Fund 2014	ZONE B (Cirby Oaks II) Fund 2015	ZONE C (Reuter Ranch) Fund 2017
<u>APPLIED ASSESSMENT RATES</u>			
Number of Assessable Units	40	116	66
Applied Assessment Rate Per Unit	\$193.32	\$82.12	\$200.00
Maximum Assessment Rate Per Unit	\$193.32	\$200.00	\$200.00
Potential Maximum Assessment Per Zone	\$7,732.80	\$23,200.00	\$13,200.00

C. 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A (Pheasant Run) Fund 2014	ZONE B (Cirby Oaks II) Fund 2015	ZONE C (Reuter Ranch) Fund 2017
<u>OPERATING RESERVE</u>			
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$2,566.49	\$19,831.28	(\$1,942.43)
add: Replenishment from FY 20/21 Levy			153.23
less: Use for FY 20/21 Expenses	(77.40)		
Transfer from/(to) the Rehab Reserve	932.41	(12,360.78)	11,110.20
Ending Operating Reserve Balance 6-30-2021 (est.)	\$3,421.50	\$7,470.50	\$9,321.00
<u>REHABILITATION RESERVE</u>			
Beginning Rehab Reserve Balance 7-1-2020 (est.)	\$16,205.00	\$25,866.91	\$36,794.03
add: Collect from FY 20/21 Levy			
less: Use for FY 20/21 Rehab Projects	(1,400.00)	(8,500.00)	(10,000.00)
Transfer from/(to) the Operating Reserve	(932.41)	12,360.78	(11,110.20)
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$13,872.59	\$29,727.69	\$15,683.83

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street

medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the “improvements”).

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer’s Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park’s Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department’s estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer’s Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Units - The total number of residential units that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-way's or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Applied Assessment Rate per Unit - The per unit assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rate per Unit - The per unit maximum assessment rates for current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of units to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

For each Zone showing a projected ending Rehabilitation Reserve balance or projected FY 2020/21 expenditures for Rehabilitation Reserve Project, a five-year Capital Improvement Plan showing the projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, is shown below.

Zone A.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Repair and/or refurbish sound wall improvements	\$0	\$0	\$5,000	\$0	\$0	\$5,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials	\$1,000	\$2,000	\$2,000	\$2,000	\$2,500	\$8,500
Grid tree pruning, removal and replacement of declining trees	\$400	\$400	\$400	\$400	\$400	\$1,600
Total Zone A Expenditures	\$1,400	\$2,400	\$7,400	\$2,400	\$2,900	\$15,100

Zone B.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Repair and/or refurbish sound wall improvements	\$5,000	\$2,000	\$1,000	\$1,000	\$0	\$4,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials	\$3,000	\$15,000	\$3,000	\$3,000	\$3,000	\$24,000
Grid tree pruning, removal and replacement of declining trees	\$580	\$580	\$580	\$580	\$580	\$2,320
Total Zone B Expenditures	\$8,580	\$17,580	\$4,580	\$4,580	\$3,580	\$30,320

Zone C.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Repair and/or refurbish sound wall improvements		\$5,000	\$0	\$0	\$0	\$5,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials		\$5,000	\$5,000	\$6,000	\$6,000	\$22,000
Replace or upgrade irrigation controller	\$10,000	\$0	\$0	\$0	\$0	\$0
Total Zone C Expenditures	\$10,000	\$10,000	\$5,000	\$6,000	\$6,000	\$27,000

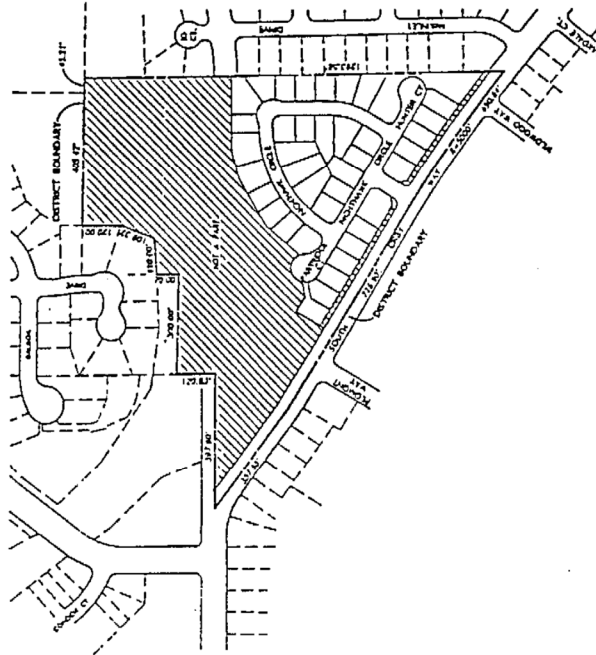
Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAPS

The Assessment Diagrams for the District have previously been submitted to the City Clerk in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

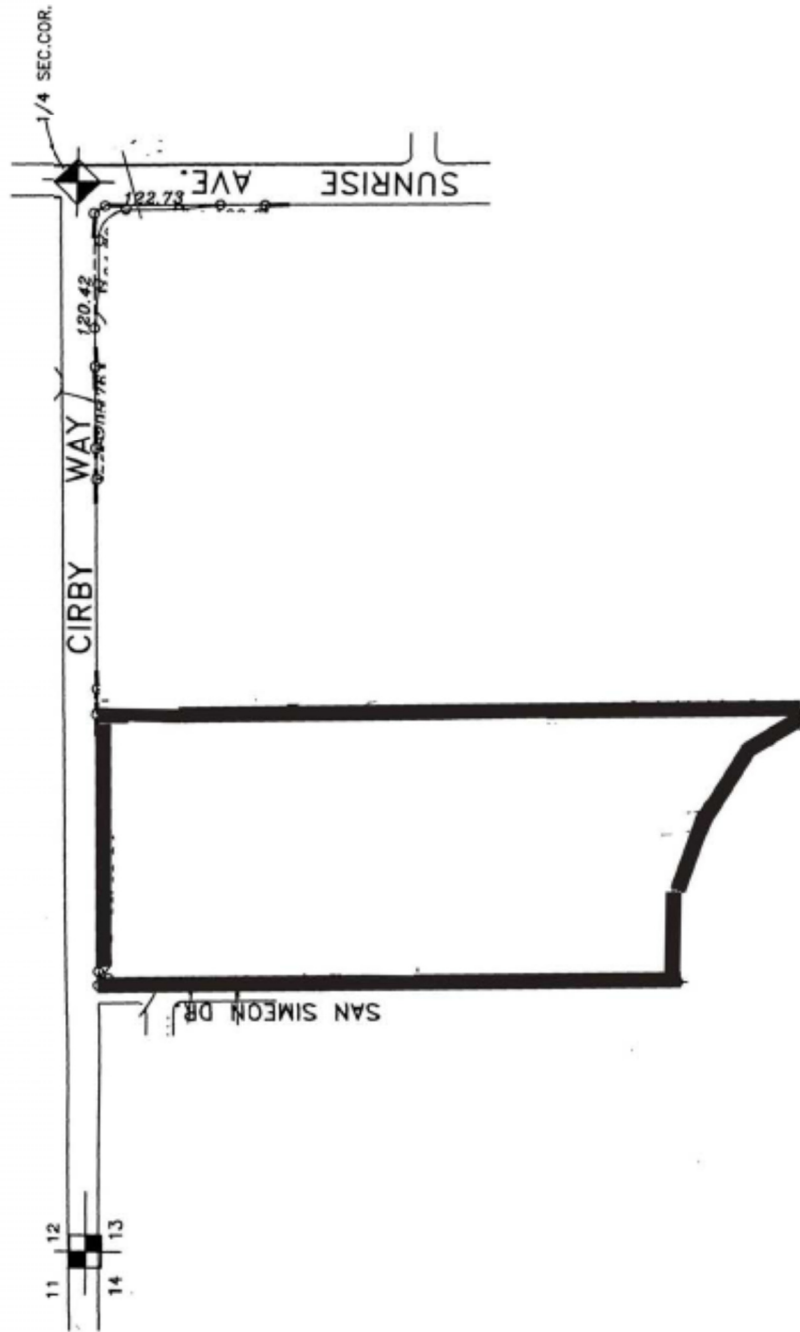
For general reference purposes, a rendering of the District and Zone Boundaries are presented herein.

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REC. _____ BY _____
MAIL

Zone C **(Reuter Ranch)**



APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT	MAXIMUM ASSESSMENT	NO OF UNITS	LEGAL DESCRIPTION
469-370-001-000	A	193.32	193.32	1.0	LOT 1 PHEASANT RUN MOR T-20
469-370-002-000	A	193.32	193.32	1.0	LOT 2 PHEASANT RUN MOR T-20
469-370-003-000	A	193.32	193.32	1.0	LOT 3 PHEASANT RUN MOR T-20
469-370-004-000	A	193.32	193.32	1.0	LOT 4 PHEASANT RUN MOR T-20
469-370-005-000	A	193.32	193.32	1.0	LOT 5 PHEASANT RUN MOR T-20
469-370-006-000	A	193.32	193.32	1.0	LOT 6 PHEASANT RUN MOR T-20
469-370-007-000	A	193.32	193.32	1.0	LOT 7 PHEASANT RUN MOR T-20
469-370-008-000	A	193.32	193.32	1.0	LOT 8 PHEASANT RUN MOR T-20
469-370-009-000	A	193.32	193.32	1.0	LOT 9 PHEASANT RUN MOR T-20
469-370-010-000	A	193.32	193.32	1.0	LOT 10 PHEASANT RUN MOR T-20
469-370-011-000	A	193.32	193.32	1.0	LOT 11 PHEASANT RUN MOR T-20
469-370-012-000	A	193.32	193.32	1.0	LOT 12 PHEASANT RUN MOR T-20
469-370-013-000	A	193.32	193.32	1.0	LOT 13 PHEASANT RUN MOR T-20
469-370-014-000	A	193.32	193.32	1.0	LOT 14 PHEASANT RUN MOR T-20
469-370-015-000	A	193.32	193.32	1.0	LOT 15 PHEASANT RUN MOR T-20
469-370-016-000	A	193.32	193.32	1.0	LOT 16 PHEASANT RUN MOR T-20
469-370-017-000	A	193.32	193.32	1.0	LOT 17 PHEASANT RUN MOR T-20
469-370-018-000	A	193.32	193.32	1.0	LOT 18 PHEASANT RUN MOR T-20
469-370-019-000	A	193.32	193.32	1.0	LOT 19 PHEASANT RUN MOR T-20
469-370-020-000	A	193.32	193.32	1.0	LOT 20 PHEASANT RUN MOR T-20
469-370-021-000	A	193.32	193.32	1.0	LOT 21 PHEASANT RUN MOR T-20
469-370-022-000	A	193.32	193.32	1.0	LOT 22 PHEASANT RUN MOR T-20
469-370-023-000	A	193.32	193.32	1.0	LOT 23 PHEASANT RUN MOR T-20
469-370-024-000	A	193.32	193.32	1.0	LOT 24 PHEASANT RUN MOR T-20
469-370-025-000	A	193.32	193.32	1.0	LOT 25 PHEASANT RUN MOR T-20
469-370-026-000	A	193.32	193.32	1.0	LOT 26 PHEASANT RUN MOR T-20
469-370-027-000	A	193.32	193.32	1.0	LOT 27 PHEASANT RUN MOR T-20
469-370-028-000	A	193.32	193.32	1.0	LOT 28 PHEASANT RUN MOR T-20
469-370-029-000	A	193.32	193.32	1.0	LOT 29 PHEASANT RUN MOR T-20
469-370-030-000	A	193.32	193.32	1.0	LOT 30 PHEASANT RUN MOR T-20
469-370-031-000	A	193.32	193.32	1.0	LOT 31 PHEASANT RUN MOR T-20
469-370-032-000	A	193.32	193.32	1.0	LOT 32 PHEASANT RUN MOR T-20
469-370-033-000	A	193.32	193.32	1.0	LOT 33 PHEASANT RUN MOR T-20
469-370-034-000	A	193.32	193.32	1.0	LOT 34 PHEASANT RUN MOR T-20
469-370-035-000	A	193.32	193.32	1.0	LOT 35 PHEASANT RUN MOR T-20
469-370-036-000	A	193.32	193.32	1.0	LOT 36 PHEASANT RUN MOR T-20
469-370-037-000	A	193.32	193.32	1.0	LOT 37 PHEASANT RUN MOR T-20
469-370-038-000	A	193.32	193.32	1.0	LOT 38 PHEASANT RUN MOR T-20
469-370-039-000	A	193.32	193.32	1.0	LOT 39 PHEASANT RUN MOR T-20
469-370-040-000	A	193.32	193.32	1.0	LOT 40 PHEASANT RUN MOR T-20
471-150-018-000	C	200.00	200.00	1.0	LOT 34 REUTER RANCH PH 1
471-150-019-000	C	200.00	200.00	1.0	LOT 35 REUTER RANCH PH 1
471-150-020-000	C	200.00	200.00	1.0	LOT 36 REUTER RANCH PH 1
471-150-021-000	C	200.00	200.00	1.0	LOT 41 REUTER RANCH PH 1
471-320-001-000	C	200.00	200.00	1.0	LOT 1 REUTER RANCH UNIT 1 PH 2 U-68
471-320-002-000	C	200.00	200.00	1.0	LOT 2 REUTER RANCH UNIT 1 PH 2 U-68
471-320-003-000	C	200.00	200.00	1.0	LOT 3 REUTER RANCH UNIT 1 PH 2 U-68
471-320-004-000	C	200.00	200.00	1.0	LOT 4 REUTER RANCH UNIT 1 PH 2 U-68
471-320-005-000	C	200.00	200.00	1.0	LOT 5 REUTER RANCH UNIT 1 PH 2 U-68
471-320-006-000	C	200.00	200.00	1.0	LOT 6 REUTER RANCH UNIT 1 PH 2 U-68
471-320-007-000	C	200.00	200.00	1.0	LOT 7 REUTER RANCH UNIT 1 PH 2 U-68
471-320-008-000	C	200.00	200.00	1.0	LOT 8 REUTER RANCH UNIT 1 PH 2 U-68
471-320-009-000	C	200.00	200.00	1.0	LOT 9 REUTER RANCH UNIT 1 PH 2 U-68
471-320-010-000	C	200.00	200.00	1.0	LOT 10 REUTER RANCH UNIT 1 PH 2 U-68
471-320-011-000	C	200.00	200.00	1.0	LOT 11 REUTER RANCH UNIT 1 PH 2 U-68
471-320-012-000	C	200.00	200.00	1.0	LOT 12 REUTER RANCH UNIT 1 PH 2 U-68
471-320-013-000	C	200.00	200.00	1.0	LOT 13 REUTER RANCH UNIT 1 PH 2 U-68
471-320-014-000	C	200.00	200.00	1.0	LOT 14 REUTER RANCH UNIT 1 PH 2 U-68
471-320-015-000	C	200.00	200.00	1.0	LOT 15 REUTER RANCH UNIT 1 PH 2 U-68
471-320-016-000	C	200.00	200.00	1.0	LOT 16 REUTER RANCH UNIT 1 PH 2 U-68

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT	MAXIMUM ASSESSMENT	NO OF UNITS	LEGAL DESCRIPTION
471-320-017-000	C	200.00	200.00	1.0	LOT 17 REUTER RANCH UNIT 1 PH 2 U-68
471-320-018-000	C	200.00	200.00	1.0	LOT 18 REUTER RANCH UNIT 1 PH 2 U-68
471-320-019-000	C	200.00	200.00	1.0	LOT 19 REUTER RANCH UNIT 1 PH 2 U-68
471-320-020-000	C	200.00	200.00	1.0	LOT 20 REUTER RANCH UNIT 1 PH 2 U-68
471-320-021-000	C	200.00	200.00	1.0	LOT 21 REUTER RANCH UNIT 1 PH 2 U-68
471-320-022-000	C	200.00	200.00	1.0	LOT 22 REUTER RANCH UNIT 1 PH 2 U-68
471-320-023-000	C	200.00	200.00	1.0	LOT 23 REUTER RANCH UNIT 1 PH 2 U-68
471-320-024-000	C	200.00	200.00	1.0	LOT 24 REUTER RANCH UNIT 1 PH 2 U-68
471-320-025-000	C	200.00	200.00	1.0	LOT 25 REUTER RANCH UNIT 1 PH 2 U-68
471-320-026-000	C	200.00	200.00	1.0	LOT 26 REUTER RANCH UNIT 1 PH 2 U-68
471-320-027-000	C	200.00	200.00	1.0	LOT 27 REUTER RANCH UNIT 1 PH 2 U-68
471-320-028-000	C	200.00	200.00	1.0	LOT 28 REUTER RANCH UNIT 1 PH 2 U-68
471-320-029-000	C	200.00	200.00	1.0	LOT 29 REUTER RANCH UNIT 1 PH 2 U-68
471-320-030-000	C	200.00	200.00	1.0	LOT 30 REUTER RANCH UNIT 1 PH 2 U-68
471-320-031-000	C	200.00	200.00	1.0	LOT 31 REUTER RANCH UNIT 1 PH 2 U-68
471-320-032-000	C	200.00	200.00	1.0	LOT 32 REUTER RANCH UNIT 1 PH 2 U-68
471-320-033-000	C	200.00	200.00	1.0	LOT 33 REUTER RANCH UNIT 1 PH 2 U-68
471-330-001-000	C	200.00	200.00	1.0	LOT 37 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-002-000	C	200.00	200.00	1.0	LOT 38 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-003-000	C	200.00	200.00	1.0	LOT 39 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-004-000	C	200.00	200.00	1.0	LOT 40 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-005-000	C	200.00	200.00	1.0	LOT 42 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-006-000	C	200.00	200.00	1.0	LOT 43 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-007-000	C	200.00	200.00	1.0	LOT 44 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-008-000	C	200.00	200.00	1.0	LOT 45 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-009-000	C	200.00	200.00	1.0	LOT 46 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-010-000	C	200.00	200.00	1.0	LOT 47 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-011-000	C	200.00	200.00	1.0	LOT 48 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-012-000	C	200.00	200.00	1.0	LOT 49 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-013-000	C	200.00	200.00	1.0	LOT 50 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-014-000	C	200.00	200.00	1.0	LOT 51 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-015-000	C	200.00	200.00	1.0	LOT 52 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-016-000	C	200.00	200.00	1.0	LOT 53 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-017-000	C	200.00	200.00	1.0	LOT 54 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-018-000	C	200.00	200.00	1.0	LOT 55 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-019-000	C	200.00	200.00	1.0	LOT 56 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-020-000	C	200.00	200.00	1.0	LOT 57 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-021-000	C	200.00	200.00	1.0	LOT 58 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-022-000	C	200.00	200.00	1.0	LOT 59 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-023-000	C	200.00	200.00	1.0	LOT 60 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-024-000	C	200.00	200.00	1.0	LOT 61 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-025-000	C	200.00	200.00	1.0	LOT 62 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-026-000	C	200.00	200.00	1.0	LOT 63 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-027-000	C	200.00	200.00	1.0	LOT 64 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-028-000	C	200.00	200.00	1.0	LOT 65 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-029-000	C	200.00	200.00	1.0	LOT 66 REUTER RANCH UNIT 1 PH 3 MOR V-66
472-420-001-000	B	82.12	200.00	1.0	LOT 1 CIRBY OAKS II T-57
472-420-002-000	B	82.12	200.00	1.0	LOT 2 CIRBY OAKS II T-57
472-420-003-000	B	82.12	200.00	1.0	LOT 3 CIRBY OAKS II T-57
472-420-004-000	B	82.12	200.00	1.0	LOT 4 CIRBY OAKS II T-57
472-420-005-000	B	82.12	200.00	1.0	LOT 5 CIRBY OAKS II T-57
472-420-006-000	B	82.12	200.00	1.0	LOT 6 CIRBY OAKS II T-57
472-420-007-000	B	82.12	200.00	1.0	LOT 7 CIRBY OAKS II T-57
472-420-008-000	B	82.12	200.00	1.0	LOT 8 CIRBY OAKS II T-57
472-420-009-000	B	82.12	200.00	1.0	LOT 9 CIRBY OAKS II T-57
472-420-010-000	B	82.12	200.00	1.0	LOT 10 CIRBY OAKS II T-57
472-420-011-000	B	82.12	200.00	1.0	LOT 11 CIRBY OAKS II T-57
472-420-012-000	B	82.12	200.00	1.0	LOT 12 CIRBY OAKS II T-57
472-420-013-000	B	82.12	200.00	1.0	LOT 13 CIRBY OAKS II T-57
472-420-014-000	B	82.12	200.00	1.0	LOT 14 CIRBY OAKS II T-57

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT	MAXIMUM ASSESSMENT	NO OF UNITS	LEGAL DESCRIPTION
472-420-015-000	B	82.12	200.00	1.0	LOT 15 CIRBY OAKS II T-57
472-420-016-000	B	82.12	200.00	1.0	LOT 16 CIRBY OAKS II T-57
472-420-017-000	B	82.12	200.00	1.0	LOT 34 CIRBY OAKS II T-57
472-420-018-000	B	82.12	200.00	1.0	LOT 35 CIRBY OAKS II T-57
472-420-019-000	B	82.12	200.00	1.0	LOT 36 CIRBY OAKS II T-57
472-420-020-000	B	82.12	200.00	1.0	LOT 37 CIRBY OAKS II T-57
472-420-021-000	B	82.12	200.00	1.0	LOT 38 CIRBY OAKS II T-57
472-420-022-000	B	82.12	200.00	1.0	LOT 39 CIRBY OAKS II T-57
472-420-023-000	B	82.12	200.00	1.0	LOT 40 CIRBY OAKS II T-57
472-420-024-000	B	82.12	200.00	1.0	LOT 41 CIRBY OAKS II T-57
472-420-025-000	B	82.12	200.00	1.0	LOT 42 CIRBY OAKS II T-57
472-420-026-000	B	82.12	200.00	1.0	LOT 43 CIRBY OAKS II T-57
472-420-027-000	B	82.12	200.00	1.0	LOT 44 CIRBY OAKS II T-57
472-420-028-000	B	82.12	200.00	1.0	LOT 45 CIRBY OAKS II T-57
472-420-029-000	B	82.12	200.00	1.0	LOT 46 CIRBY OAKS II T-57
472-420-030-000	B	82.12	200.00	1.0	LOT 47 CIRBY OAKS II T-57
472-420-031-000	B	82.12	200.00	1.0	LOT 48 CIRBY OAKS II T-57
472-420-032-000	B	82.12	200.00	1.0	LOT 49 CIRBY OAKS II T-57
472-420-033-000	B	82.12	200.00	1.0	LOT 50 CIRBY OAKS II T-57
472-420-034-000	B	82.12	200.00	1.0	LOT 51 CIRBY OAKS II T-57
472-420-035-000	B	82.12	200.00	1.0	LOT 52 CIRBY OAKS II T-57
472-420-036-000	B	82.12	200.00	1.0	LOT 53 CIRBY OAKS II T-57
472-420-037-000	B	82.12	200.00	1.0	LOT 54 CIRBY OAKS II T-57
472-420-038-000	B	82.12	200.00	1.0	LOT 101 CIRBY OAKS II T-57
472-420-039-000	B	82.12	200.00	1.0	LOT 102 CIRBY OAKS II T-57
472-420-040-000	B	82.12	200.00	1.0	LOT 103 CIRBY OAKS II T-57
472-420-041-000	B	82.12	200.00	1.0	LOT 104 CIRBY OAKS II T-57
472-420-042-000	B	82.12	200.00	1.0	LOT 105 CIRBY OAKS II T-57
472-420-043-000	B	82.12	200.00	1.0	LOT 106 CIRBY OAKS II T-57
472-420-044-000	B	82.12	200.00	1.0	LOT 107 CIRBY OAKS II T-57
472-420-045-000	B	82.12	200.00	1.0	LOT 108 CIRBY OAKS II T-57
472-420-046-000	B	82.12	200.00	1.0	LOT 109 CIRBY OAKS II T-57
472-420-047-000	B	82.12	200.00	1.0	LOT 110 CIRBY OAKS II T-57
472-420-048-000	B	82.12	200.00	1.0	LOT 111 CIRBY OAKS II T-57
472-420-049-000	B	82.12	200.00	1.0	LOT 112 CIRBY OAKS II T-57
472-420-050-000	B	82.12	200.00	1.0	LOT 113 CIRBY OAKS II T-57
472-420-051-000	B	82.12	200.00	1.0	LOT 114 CIRBY OAKS II T-57
472-420-052-000	B	82.12	200.00	1.0	LOT 115 CIRBY OAKS II T-57
472-420-053-000	B	82.12	200.00	1.0	LOT 116 CIRBY OAKS II T-57
472-430-001-000	B	82.12	200.00	1.0	LOT 17 CIRBY OAKS II T-57
472-430-002-000	B	82.12	200.00	1.0	LOT 18 CIRBY OAKS II T-57
472-430-003-000	B	82.12	200.00	1.0	LOT 19 CIRBY OAKS II T-57
472-430-004-000	B	82.12	200.00	1.0	LOT 20 CIRBY OAKS II T-57
472-430-005-000	B	82.12	200.00	1.0	LOT 21 CIRBY OAKS II T-57
472-430-006-000	B	82.12	200.00	1.0	LOT 22 CIRBY OAKS II T-57
472-430-007-000	B	82.12	200.00	1.0	LOT 23 CIRBY OAKS II T-57
472-430-008-000	B	82.12	200.00	1.0	LOT 24 CIRBY OAKS II T-57
472-430-009-000	B	82.12	200.00	1.0	LOT 25 CIRBY OAKS II T-57
472-430-010-000	B	82.12	200.00	1.0	LOT 26 CIRBY OAKS II T-57
472-430-011-000	B	82.12	200.00	1.0	LOT 27 CIRBY OAKS II T-57
472-430-012-000	B	82.12	200.00	1.0	LOT 28 CIRBY OAKS II T-57
472-430-013-000	B	82.12	200.00	1.0	LOT 29 CIRBY OAKS II T-57
472-430-014-000	B	82.12	200.00	1.0	LOT 30 CIRBY OAKS II T-57
472-430-015-000	B	82.12	200.00	1.0	LOT 31 CIRBY OAKS II T-57
472-430-016-000	B	82.12	200.00	1.0	LOT 32 CIRBY OAKS II T-57
472-430-017-000	B	82.12	200.00	1.0	LOT 33 CIRBY OAKS II T-57
472-430-018-000	B	82.12	200.00	1.0	LOT 55 CIRBY OAKS II T-57
472-430-019-000	B	82.12	200.00	1.0	LOT 56 CIRBY OAKS II T-57
472-430-020-000	B	82.12	200.00	1.0	LOT 57 CIRBY OAKS II T-57
472-430-021-000	B	82.12	200.00	1.0	LOT 58 CIRBY OAKS II T-57

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	ASSESSMENT	MAXIMUM ASSESSMENT	NO OF UNITS	LEGAL DESCRIPTION
472-430-022-000	B	82.12	200.00	1.0	LOT 59 CIRBY OAKS II T-57
472-430-023-000	B	82.12	200.00	1.0	LOT 60 CIRBY OAKS II T-57
472-430-024-000	B	82.12	200.00	1.0	LOT 61 CIRBY OAKS II T-57
472-430-025-000	B	82.12	200.00	1.0	LOT 62 CIRBY OAKS II T-57
472-430-026-000	B	82.12	200.00	1.0	LOT 63 CIRBY OAKS II T-57
472-430-027-000	B	82.12	200.00	1.0	LOT 64 CIRBY OAKS II T-57
472-430-028-000	B	82.12	200.00	1.0	LOT 65 CIRBY OAKS II T-57
472-430-029-000	B	82.12	200.00	1.0	LOT 66 CIRBY OAKS II T-57
472-430-030-000	B	82.12	200.00	1.0	LOT 67 CIRBY OAKS II T-57
472-430-031-000	B	82.12	200.00	1.0	LOT 68 CIRBY OAKS II T-57
472-430-032-000	B	82.12	200.00	1.0	LOT 69 CIRBY OAKS II T-57
472-430-033-000	B	82.12	200.00	1.0	LOT 70 CIRBY OAKS II T-57
472-430-034-000	B	82.12	200.00	1.0	LOT 71 CIRBY OAKS II T-57
472-430-035-000	B	82.12	200.00	1.0	LOT 72 CIRBY OAKS II T-57
472-430-036-000	B	82.12	200.00	1.0	LOT 73 CIRBY OAKS II T-57
472-430-037-000	B	82.12	200.00	1.0	LOT 74 CIRBY OAKS II T-57
472-430-038-000	B	82.12	200.00	1.0	LOT 75 CIRBY OAKS II T-57
472-430-039-000	B	82.12	200.00	1.0	LOT 76 CIRBY OAKS II T-57
472-430-040-000	B	82.12	200.00	1.0	LOT 77 CIRBY OAKS II T-57
472-430-041-000	B	82.12	200.00	1.0	LOT 78 CIRBY OAKS II T-57
472-430-042-000	B	82.12	200.00	1.0	LOT 79 CIRBY OAKS II T-57
472-430-043-000	B	82.12	200.00	1.0	LOT 80 CIRBY OAKS II T-57
472-430-044-000	B	82.12	200.00	1.0	LOT 81 CIRBY OAKS II T-57
472-430-045-000	B	82.12	200.00	1.0	LOT 82 CIRBY OAKS II T-57
472-430-046-000	B	82.12	200.00	1.0	LOT 83 CIRBY OAKS II T-57
472-430-047-000	B	82.12	200.00	1.0	LOT 84 CIRBY OAKS II T-57
472-430-048-000	B	82.12	200.00	1.0	LOT 85 CIRBY OAKS II T-57
472-430-049-000	B	82.12	200.00	1.0	LOT 86 CIRBY OAKS II T-57
472-430-050-000	B	82.12	200.00	1.0	LOT 87 CIRBY OAKS II T-57
472-430-051-000	B	82.12	200.00	1.0	LOT 88 CIRBY OAKS II T-57
472-430-052-000	B	82.12	200.00	1.0	LOT 89 CIRBY OAKS II T-57
472-430-053-000	B	82.12	200.00	1.0	LOT 90 CIRBY OAKS II T-57
472-430-054-000	B	82.12	200.00	1.0	LOT 91 CIRBY OAKS II T-57
472-430-055-000	B	82.12	200.00	1.0	LOT 92 CIRBY OAKS II T-57
472-430-056-000	B	82.12	200.00	1.0	LOT 93 CIRBY OAKS II T-57
472-430-057-000	B	82.12	200.00	1.0	LOT 94 CIRBY OAKS II T-57
472-430-058-000	B	82.12	200.00	1.0	LOT 95 CIRBY OAKS II T-57
472-430-059-000	B	82.12	200.00	1.0	LOT 96 CIRBY OAKS II T-57
472-430-060-000	B	82.12	200.00	1.0	LOT 97 CIRBY OAKS II T-57
472-430-061-000	B	82.12	200.00	1.0	LOT 98 CIRBY OAKS II T-57
472-430-062-000	B	82.12	200.00	1.0	LOT 99 CIRBY OAKS II T-57
472-430-063-000	B	82.12	200.00	1.0	LOT 100 CIRBY OAKS II T-57

Summary Fields	Zone A	Zone B	Zone C	Total
ACTIVE PARCELS	40	116	66	222
LEVIED PARCELS	40	116	66	222
CHARGE	7,732.80	9,525.92	13,200.00	30,458.72
MAXIMUM ASSESSMENT	7,732.80	23,200.00	13,200.00	44,132.80
NO OF UNITS	40	116	66	222

RESOLUTION NO. 20-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Infill Area Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 20-172

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Infill Area Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: maintenance, servicing, administration and operation of the landscape adjacent to privately owned property within the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Infill Area Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-173

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of _____2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-148
LEGAL NOTICE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Johnson Ranch Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: certain landscaping and open space areas, including floodway and stream course areas within the open space and all appurtenant facilities related thereto within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District generally includes the parcels within the area known as the Southeast Roseville Specific Plan. The District is known and designated as

“Johnson Ranch Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and applicable annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Johnson Ranch

Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 6, 2020
Public Hearing: May 20, 2020

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

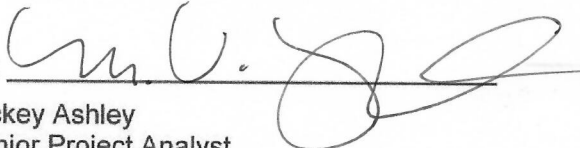
Johnson Ranch
Landscaping and Lighting District

City of Roseville
Placer County, State of California

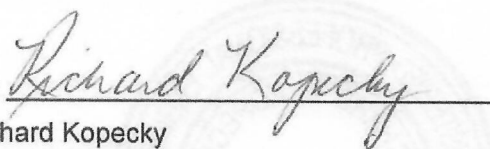
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements in the southeast section of the City of Roseville, known as Johnson Ranch Landscaping and Lighting District (“District”). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of five (5) zones of benefit, Zones A, B, C, D and E (individually the “Zone” and collectively the “Zones”). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Articles XIIC and XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

Pursuant to the California Constitution Article XIID, Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, C & D identified in this Report) are exempt from the procedural requirements of Article XIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

In Fiscal Year 1999/00, the City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID for Zone E in order to increase the assessment to cover additional costs for services. The proposed assessment increase presented to property owners included an annual inflationary factor of 3%. In Fiscal Year 1999/00 the maximum assessment rate was \$623.10 per acre. At the conclusion of the Public Hearing, all property owner ballots returned were tabulated and the City determine that a majority protest did not exist. The City Council then approved the increased assessment and the inflationary factor for maintaining the improvements within the District.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DISTRICT BOUNDARIES

The District lies within a portion of the Southeast Roseville Specific Plan, which is located in the southeast section of the City of Roseville. The District is generally located east of I-80 on the south side of Douglas Boulevard. See Appendix A for a rendering of the District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND BENEFITS

Zones A, B and C

Zones A, B and C of the District, by special benefit assessments, provide annual funding for the continual maintenance of certain landscaping, open space areas; including floodway and stream course areas as well as any the maintenance of bike trails. The specific locations of the floodways, stream courses and areas adjacent thereto to be maintained are described below:

- Parcel 70 - Floodway that feeds Cirby Creek and is located between Douglas Boulevard and Eureka Road. (7.76 acres) - Zone C
- Parcel 71 - Strap Ravine floodway between Douglas Boulevard and East Roseville Parkway. (3.38 acres) - Zone A
- Parcel 72 - Floodway between Roseville Parkway east to commercial development. (8.98 acres) - Zone C
- Parcel 73 - Recreational floodway in Strap Ravine between East Roseville Parkway and Sierra College Boulevard. (16.11 acres) - Zone A
- Parcels 74 & 75 - Recreational floodway that eventually feeds Linda Creek, beginning at Sierra College Boulevard then east to the Roseville City limits. (6.2 acres and 10.8 acres, respectively) - Zone B

Zone D

Zone D of the District, by special benefit assessments, provides annual funding for the costs of mitigation monitoring and costs to maintain landscaped open space areas within certain wetland / riparian area(s) to comply with a Section 404 Permit. The issuance of this Section 404 permit was a condition of the development of the Johnson Ranch East Project, which represents the parcels comprising Zone D.

Zone E

Zone E of the District, by special benefit assessments, provides annual funding for the maintenance of certain landscaping, bike trails and open space areas that include floodway and stream course areas and the costs of mitigation monitoring to comply with both a Section 404 Permit (Federal) and a 1603 Permit (State). The issuance of these permits was a condition of the development of Parcel 9. The specific locations of the floodway and stream courses to be maintained are described as:

- Parcel 76 - Streambed and floodway area located at Cirby Creek from the southwest side of Eureka Boulevard to the end of the Coker Development. (2.79 acres)

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments regarding Zone E, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public

improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

C. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the District. The formula used to arrive at each parcel’s annual levy amount in each zone is as follows:

Zones A and B

Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). The remaining Seventy percent (70%) of costs are then allocated equally on a per acre basis to all assessable parcels within these Zones. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Zones C, D and E

The budgeted costs of Zones C, D and E are to be allocated equally on a per acre basis to all assessable parcels within each respective Zone. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

D. INFLATIONARY ADJUSTMENT FACTOR

For Zone E only, if the proposed assessment rate increases over the prior fiscal year’s maximum assessment rate by a percentage no greater than the 3%, then the proposed assessment rate is not considered an increase.

III. DISTRICT BUDGET

A. 2020/21 BUDGET

DESCRIPTION	ZONE A ⁽¹⁾ Fund 2001	ZONE B ⁽¹⁾ Fund 2002	ZONE C Fund 2003	ZONE D Fund 2004	ZONE E Fund 2005
<u>DIRECT COSTS</u>					
Contract Maintenance - Open Space (2521-4801-10001)	\$12,224.00	\$6,712.00	\$4,223.00	\$122.00	\$7,020.00
Repair & Maintenance - Landscaping	-	-	-	-	-
Utilities	500.00	-	-	-	-
Maintenance - Bike Trails (3380-4801-10001)	n/a	3,000.00	2,500.00	n/a	1,136.00
Rehab Reserve Project Expenditures	-	-	-	-	-
Total Direct Costs	\$12,724.00	\$9,712.00	\$6,723.00	\$122.00	\$8,156.00
<u>ADMINISTRATION COSTS</u>					
City Administration	\$336.00	\$231.00	\$181.00	\$7.00	\$168.00
Contract Administration- Park's Dept	150.00	36.00	100.00	36.00	116.00
Contract Administration - Open Space	1,350.00	36.00	780.00	36.00	906.00
County Auditor Fees	167.55	115.57	90.08	3.24	108.91
Consulting & Professional Services	1,893.00	1,303.00	1,018.00	37.00	946.00
Consultant Incidental Expenses	56.43	38.93	30.34	1.09	53.21
Public Hearing Publishing Costs	245.00	200.00	175.00	85.00	210.00
Total Administrative Costs	\$4,197.98	\$1,960.50	\$2,374.42	\$205.33	\$2,508.12
Total Direct and Administration Costs	\$16,921.98	\$11,672.50	\$9,097.42	\$327.33	\$10,664.12
<u>BUDGET ADJUSTMENTS</u>					
Replenishment/(Use) of Operating Reserve	(\$166.96)	(\$115.18)	(\$89.58)	(\$2.93)	\$227.14
Contribution for /(Use of) Rehab Reserve	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment	(0.60)	(0.40)	0.00	0.00	(4.24)
BALANCE TO LEVY	\$16,754.42	\$11,556.92	\$9,007.84	\$324.40	\$10,887.02

Parcel 82 Levy Recap ⁽¹⁾	ZONE A ⁽¹⁾ Fund 2001	ZONE B ⁽¹⁾ Fund 2002
Non-Parcel 82 Levy (70% of Costs)	\$11,728.10	\$8,089.84
Parcel 82 Levy - 458-020-001 (30% of Total Costs)	5,026.32	3,467.08
Total Assessment	\$16,754.42	\$11,556.92

(1) Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

Fund balance information of each Zone is reported in Section C on the following page.

B. 2020/21 ASSESSMENT RATES

DESCRIPTION	ZONE A ⁽¹⁾ Fund 2001	ZONE B ⁽¹⁾ Fund 2002	ZONE C Fund 2003	ZONE D Fund 2004	ZONE E Fund 2005
<u>FY 2020/21 ASSESSMENT RATES</u>					
Number of Assessable Parcels	194	812	174	505	4
Total Assessable Acres	101.5984	227.5064	132.6061	140.9012	13.6282
Applied Assessment Rates:					
Per Acre - Zones C, D & E			\$67.9293	\$2.3023	\$798.8595
Per Acre - Non-Parcel 82 Parcels (70% of costs) ⁽⁴⁾	\$115.4358	\$35.5587			
Parcel 82 Only (30% of Costs) ⁽⁴⁾	\$5,026.32	\$3,467.08			
Maximum Assessment Rates:					
Per Acre - Zones C, D & E			\$67.9293	\$2.3023	\$1,159.1495
Per Acre - Non-Parcel 82 Properties	\$115.4399	\$35.5600			
Parcel 82 Only	\$5,026.51	\$3,467.20			
Potential Maximum Assessment	\$16,755.02	\$11,557.32	\$9,007.84	\$324.40	\$15,797.12

(1) Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

C. 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A Fund 2001	ZONE B Fund 2002	ZONE C Fund 2003	ZONE D Fund 2004	ZONE E Fund 2005
<u>OPERATING RESERVE</u>					
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$7,300.22	\$4,879.34	\$4,227.62	\$149.42	\$3,828.43
add: Replenishment from FY 20/21 Levy	0.00	0.00	0.00	0.00	227.14
less: Use for FY 20/21 Expenses	(166.96)	(115.18)	(89.58)	(2.93)	0.00
Transfer from/(to) the Rehab Reserve	(771.26)	91.84	(776.54)	(85.49)	22.43
Ending Operating Reserve Balance 6-30-2021 (est.)	\$6,362.00	\$4,856.00	\$3,361.50	\$61.00	\$4,078.00
<u>REHABILITATION RESERVE</u>					
Beginning Rehab Reserve Balance 7-1-2020 (est.)	\$0.00	\$322.79	\$0.00	\$22.96	\$22.43
add: Collect from FY 20/21 Levy					
less: Use for FY 20/21 Rehab Projects	0.00	0.00	0.00	0.00	0.00
Transfer from/(to) the Operating Reserve	771.26	(91.84)	776.54	85.49	(22.43)
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$771.26	\$230.95	\$776.54	\$108.45	\$0.00

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Open Space – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition of all open space landscaping, irrigation, drainage systems, lighting, floodplain improvements and appurtenant facilities (the “improvements”).

Mitigation Monitoring – Costs associated with monitoring certain impacts to riparian areas in or near the District under the terms of a Section 404 or 1603 permit. If zero, this line item will not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements. If zero, this line item will not be shown in the budget.

Maintenance - Bike Trails - Costs associated with the resurfacing of the Bike trail. If zero, this line item will not be shown in the budget.

Water Hyacinth Eradication – Costs associated with the eradication of the Water Hyacinth plant in the creek beds. If zero, this line item will not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

Contract Administration – Open Space – Estimated costs of City staff to coordinate and oversee the maintenance contracts and non-contract maintenance of the open space areas of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each Zone. The Balance to Levy represents the sum of the total District costs together with applicable adjustments related to the Reserve Fund replenishments or reductions and/or Capital Improvement Fund activity.

Parcel 82 Levy Recap – A recap of the cost breakdown between certain parcels. Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Parcels - The total number of parcels within each Unit that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Total Assessable Acres – Non-Parcel 82 Properties - The total number of acres within the Zones A and B that are to be assessed on an acreage basis for the current fiscal year; this acreage excludes Parcel 82.

Applied Assessment Rates - The assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rates - The maximum assessment rates for current fiscal year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

For each Zone showing a projected ending Rehabilitation Reserve balance or projected FY 2020/21 expenditures for Rehabilitation Reserve Project, a five-year Capital Improvement Plan showing the projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, is shown below.

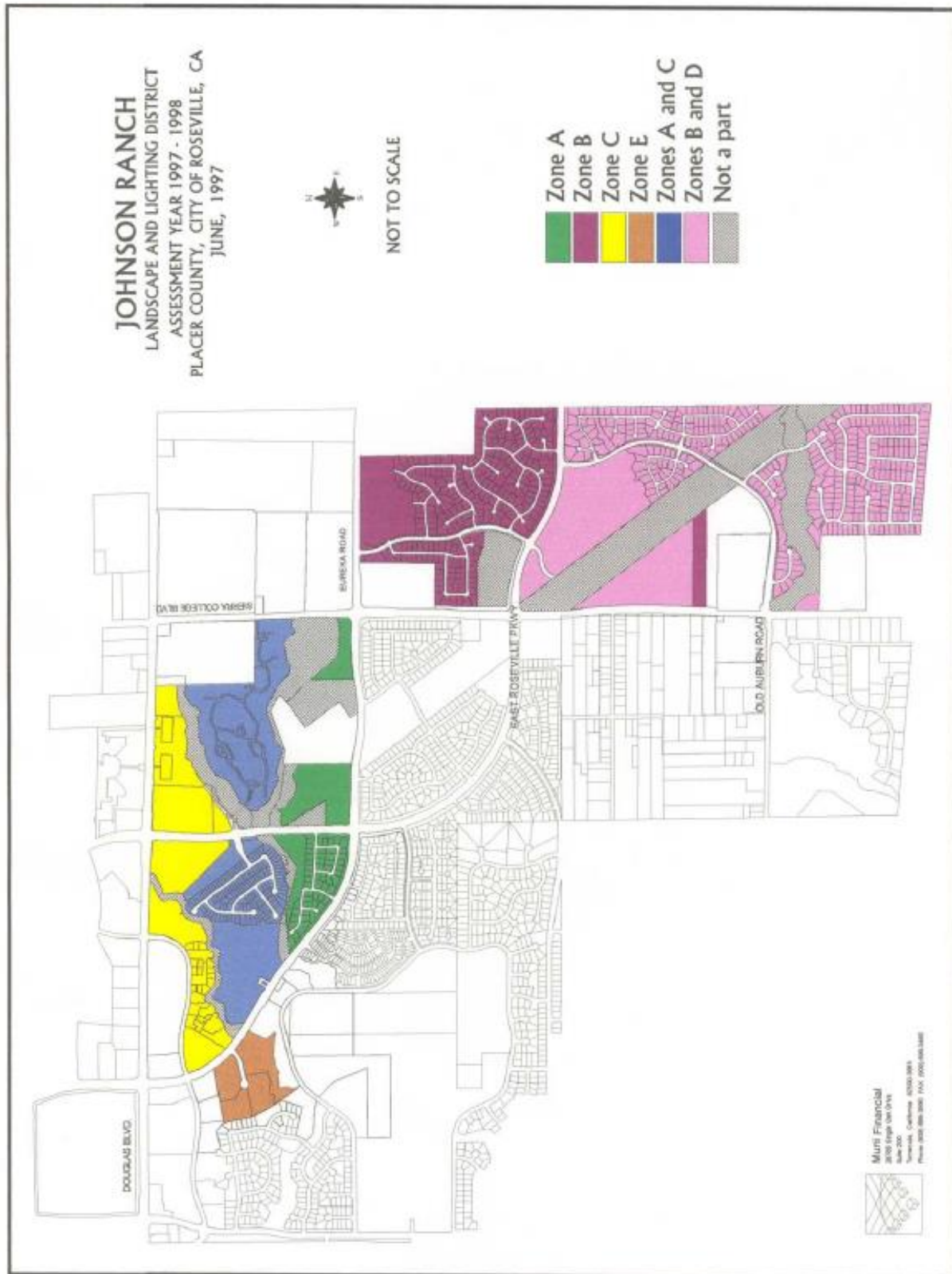
Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
General open space, creek rehab - Zone A	\$0	\$800	\$0	\$0	\$0	\$800
General open space, creek rehab - Zone B	\$0	\$250	\$0	\$0	\$0	\$250
General open space, creek rehab - Zone C	\$0	\$800	\$0	\$0	\$0	\$800
General open space, creek rehab - Zone D	\$0	\$150	\$0	\$0	\$0	\$150
General open space, creek rehab - Zone E	\$0	\$0	\$0	\$0	\$0	\$0
Total Projected Expenditures	\$0	\$2,000	\$0	\$0	\$0	\$2,000

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the District or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The Assessment Diagrams for the District have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a one-page rendering of the District's Boundaries is presented herein.



APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Johnson Ranch Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
048-160-030-000	Assessable	7,089.04	7,089.05	38.66	0.0	38.66	0.0	0.0	38.7AL29JOHNSONRANCH N CENP100
048-160-032-000	Assessable	499.84	499.85	4.33	0.0	0.0	0.0	0.0	4.3ACL32JOHNSONRANCH N CENP100
048-160-036-000	Assessable	1,365.64	1,365.65	11.83	0.0	0.0	0.0	0.0	12.0AC POR L1 JOHNSON RANCH #3
048-160-040-000	Assessable	178.64	178.65	0.0	0.0	2.63	0.0	0.0	2.6 AC L30C JOHNSON RANCH N C
048-160-041-000	Assessable	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 1 PMOR 26-126
048-160-042-000	Assessable	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 2 PMOR 26-126
048-160-043-000	Assessable	506.06	506.07	0.0	0.0	7.45	0.0	0.0	7.5 AC PAR 3 PMOR 26-126
048-160-045-000	Assessable	170.50	170.50	0.0	0.0	2.51	0.0	0.0	2.5 AC PAR 2 PMOR 28-26
048-160-046-000	Assessable	211.74	211.74	0.0	0.0	3.117	0.0	0.0	PARCEL 1 PMOR 29-10
048-160-047-000	Assessable	315.02	315.02	0.0	0.0	4.6374	0.0	0.0	PARCEL 2 PMOR 29-10
048-160-048-000	Assessable	356.32	356.33	0.0	0.0	5.2456	0.0	0.0	PARCEL 3 PMOR 29-10
048-160-049-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	8.8 AC PARCEL 4 PMOR 29-10
048-171-045-000	Assessable	739.06	739.07	0.0	0.0	10.88	0.0	0.0	10.9 AC L 21 SOUTHFORK Q-14
048-171-053-000	Assessable	3,509.68	3,509.69	19.14	0.0	19.14	0.0	0.0	19.6 AC LOT 8A & POR LOT 8B SOUTHFORK Q-14
457-070-001-000	Assessable	2,297.38	3,332.21	0.0	0.0	0.0	0.0	2.8747	2.7 AC PAR 9A PMOR 28-110
457-070-002-000	Assessable	2,978.10	4,319.57	0.0	0.0	0.0	0.0	3.7265	3.5 AC PAR 9B PMOR 28-110
457-070-003-000	Assessable	2,807.88	4,072.67	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9C PMOR 28-110
457-070-004-000	Assessable	2,807.88	4,072.67	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9D PMOR 28-110
458-010-001-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 1 BROADSTONE PLACE Q-11
458-010-002-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 2 BROADSTONE PLACE Q-11
458-010-003-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 3 BROADSTONE PLACE Q-11
458-010-004-000	Assessable	26.74	26.75	0.2317	0.0	0.0	0.0	0.0	L 4 BROADSTONE PLACE Q-11
458-010-005-000	Assessable	39.44	39.45	0.3417	0.0	0.0	0.0	0.0	LOT 5 BROADSTONE PLACE MOR BK Q PG 11
458-010-006-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	LOT 6 BROADSTONE PLACE MOR BK Q PG 11
458-010-007-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 7 BROADSTONE PLACE Q-11
458-010-008-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 8 BROADSTONE PLACE Q-11
458-010-009-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 9 BROADSTONE PLACE Q-11
458-010-010-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	LOT 10 BROADSTONE PLACE MOR BK Q PG 11
458-010-011-000	Assessable	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 11 BROADSTONE PLACE Q-11
458-010-012-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 12 BROADSTONE PLACE Q-11
458-010-013-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 13 BROADSTONE PLACE Q-11
458-010-014-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 14 BROADSTONE PLACE Q-11
458-010-015-000	Assessable	32.52	32.52	0.2817	0.0	0.0	0.0	0.0	L 15 BROADSTONE PLACE Q-11
458-010-016-000	Assessable	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 16 BROADSTONE PLACE Q-11
458-010-017-000	Assessable	31.36	31.37	0.2717	0.0	0.0	0.0	0.0	L 17 BROADSTONE PLACE Q-11
458-010-018-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 18 BROADSTONE PLACE Q-11
458-010-019-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	LOT 19 BROADSTONE PLACE MOR Q-11
458-010-020-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 20 BROADSTONE PLACE Q-11
458-010-021-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 21 BROADSTONE PLACE Q-11
458-010-022-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 22 BROADSTONE PLACE MOR Q-11
458-010-023-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 23 BROADSTONE PLACE Q-11
458-010-024-000	Assessable	26.74	26.75	0.2317	0.0	0.0	0.0	0.0	LOT 24 BROADSTONE PLACE MOR Q-11
458-010-025-000	Assessable	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 25 BROADSTONE PLACE Q-11
458-010-026-000	Assessable	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 45 BROADSTONE PLACE Q-11
458-010-027-000	Assessable	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 46 BROADSTONE PLACE Q-11
458-010-028-000	Assessable	16.36	16.36	0.1417	0.0	0.0	0.0	0.0	L 47 BROADSTONE PLACE Q-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-010-029-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 48 BROADSTONE PLACE Q-11
458-010-030-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 49 BROADSTONE PLACE Q-11
458-010-033-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 52 BROADSTONE PLACE Q-11
458-010-035-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	POR L 50 BROADSTONE PL Q-11
458-010-036-000	Assessable	26.74	26.75	0.2317	0.0	0.0	0.0	0.0	L51 & POR L50 BROADSTONE PLQ-11
458-020-001-000	Flood	8,493.70	8,493.71	0.0	0.0	0.0	0.0	0.0	L 71C BROADSTONE PLACE Q-11
458-020-002-000	Assessable	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 26 BROADSTONE PLACE Q-11
458-020-003-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 27 BROADSTONE PLACE Q-11
458-020-004-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 28 BROADSTONE PLACE Q-11
458-020-005-000	Assessable	38.28	38.29	0.3317	0.0	0.0	0.0	0.0	L 29 BROADSTONE PLACE Q-11
458-020-006-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 30 BROADSTONE PLACE MOR Q-11
458-020-007-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 31 BROADSTONE PLACE Q-11
458-020-008-000	Assessable	39.44	39.45	0.3417	0.0	0.0	0.0	0.0	L 32 BROADSTONE PLACE Q-11
458-020-009-000	Assessable	39.44	39.45	0.3417	0.0	0.0	0.0	0.0	L 33 BROADSTONE PLACE Q-11
458-020-010-000	Assessable	29.06	29.06	0.2517	0.0	0.0	0.0	0.0	L 34 BROADSTONE PLACE Q-11
458-020-011-000	Assessable	31.36	31.37	0.2717	0.0	0.0	0.0	0.0	LOT 35 BROADSTONE PLACE Q-11
458-020-012-000	Assessable	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 36 BROADSTONE PLACE MOR BK Q PG 11
458-020-013-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 37 BROADSTONE PLACE Q-11
458-020-014-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 38 BROADSTONE PLACE Q-11
458-020-015-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 39 BROADSTONE PLACE Q-11
458-020-016-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 40 BROADSTONE PLACE Q-11
458-020-017-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 41 BROADSTONE PLACE Q-11
458-020-018-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 42 BROADSTONE PLACE Q-11
458-020-019-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 43 BROADSTONE PLACE Q-11
458-020-020-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 44 BROADSTONE PLACE Q-11
458-030-001-000	Assessable	296.16	296.17	0.0	0.0	4.36	0.0	0.0	4.3 AC PAR 7E PM 25-91
458-030-004-000	Assessable	21.06	21.06	0.0	0.0	0.31	0.0	0.0	PAR 3 PMOR 28-15
458-030-005-000	Assessable	17.66	17.66	0.0	0.0	0.26	0.0	0.0	PAR 4 PMOR 28-15
458-030-006-000	Assessable	37.36	37.36	0.0	0.0	0.55	0.0	0.0	PAR 5 PMOR 28-15
458-030-009-000	Assessable	31.92	31.93	0.0	0.0	0.47	0.0	0.0	PAR 8 PMOR 28-15
458-030-010-000	Assessable	45.50	45.51	0.0	0.0	0.67	0.0	0.0	PAR 6 & 7 PMOR 28-15
458-030-014-000	Assessable	40.08	40.08	0.0	0.0	0.59	0.0	0.0	LOT A PMOR 28-71
458-030-015-000	Assessable	28.52	28.53	0.0	0.0	0.42	0.0	0.0	LOT B PMOR 28-71
458-030-016-000	Assessable	84.90	84.91	0.0	0.0	1.25	0.0	0.0	1.3 AC PAR 1 & POR PAR 2 PMOR 28-15
458-030-017-000	Assessable	34.38	34.39	0.0	0.0	0.5062	0.0	0.0	PAR 7H PMOR 28-119
458-030-018-000	Assessable	16.66	16.66	0.0	0.0	0.2452	0.0	0.0	PAR 1 PMOR 28-120
458-030-019-000	Assessable	21.68	21.69	0.0	0.0	0.3193	0.0	0.0	PAR 2 PMOR 28-120
458-030-020-000	Assessable	26.00	26.00	0.0	0.0	0.3828	0.0	0.0	PAR 3 PMOR 28-120
458-030-021-000	Assessable	25.48	25.48	0.0	0.0	0.3751	0.0	0.0	PAR 4 PMOR 28-120
458-030-022-000	Assessable	16.64	16.64	0.0	0.0	0.2449	0.0	0.0	PAR 5 PMOR 28-120
458-030-026-000	Assessable	34.86	34.86	0.0	0.0	0.5132	0.0	0.0	PAR 6 & 7 PMOR 28-120
458-040-001-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 1 THE VILLAGE S-101
458-040-002-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 2 THE VILLAGE S-101
458-040-003-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 3 THE VILLAGE S-101
458-040-004-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 4 THE VILLAGE S-101
458-040-005-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 5 THE VILLAGE S-101

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-040-006-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 6 THE VILLAGE S-101
458-040-007-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 7 THE VILLAGE S-101
458-040-008-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 8 THE VILLAGE S-101
458-040-009-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 9 THE VILLAGE S-101
458-040-010-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 10 THE VILLAGE S-101
458-040-011-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 11 THE VILLAGE S-101
458-040-012-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 12 THE VILLAGE S-101
458-040-013-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 13 THE VILLAGE S-101
458-040-014-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 14 THE VILLAGE S-101
458-040-015-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 15 THE VILLAGE S-101
458-040-016-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 16 THE VILLAGE S-101
458-040-017-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 17 THE VILLAGE S-101
458-040-018-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 18 THE VILLAGE S-101
458-040-019-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 19 THE VILLAGE S-101
458-040-020-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 20 THE VILLAGE S-101
458-040-021-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 21 THE VILLAGE S-101
458-040-022-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 22 THE VILLAGE S-101
458-040-023-000	Assessable	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 23 THE VILLAGE S-101
458-040-024-000	Assessable	38.50	38.51	0.21	0.0	0.21	0.0	0.0	LOT 24 THE VILLAGE S-101
458-040-025-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 25 THE VILLAGE S-101
458-040-026-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 26 THE VILLAGE S-101
458-040-027-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 27 THE VILLAGE S-101
458-040-028-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 28 THE VILLAGE S-101
458-040-029-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 29 THE VILLAGE S-101
458-040-030-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 30 THE VILLAGE S-101
458-040-031-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 31 THE VILLAGE S-101
458-040-032-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 32 THE VILLAGE S-101
458-040-033-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 33 THE VILLAGE S-101
458-040-034-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 34 THE VILLAGE S-101
458-040-035-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 35 THE VILLAGE S-101
458-040-036-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 36 THE VILLAGE S-101
458-040-037-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 37 THE VILLAGE S-101
458-040-038-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 38 THE VILLAGE S-101
458-040-039-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 39 THE VILLAGE S-101
458-040-040-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 40 THE VILLAGE S-101
458-040-041-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 41 THE VILLAGE S-101
458-040-042-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 42 THE VILLAGE S-101
458-040-043-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 55 THE VILLAGE S-101
458-040-044-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 56 THE VILLAGE S-101
458-040-045-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 57 THE VILLAGE S-101
458-040-046-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 58 THE VILLAGE S-101
458-040-047-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 59 THE VILLAGE S-101
458-040-048-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 60 THE VILLAGE S-101
458-040-049-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 61 THE VILLAGE S-101
458-040-050-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 62 THE VILLAGE S-101
458-040-051-000	Assessable	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 63 THE VILLAGE S-101

City of Roseville
Johnson Ranch Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-040-052-000	Assessable	38.50	38.51	0.21	0.0	0.21	0.0	0.0	LOT 64 THE VILLAGE S-101
458-040-053-000	Assessable	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 65 THE VILLAGE S-101
458-040-054-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 66 THE VILLAGE S-101
458-040-055-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 67 THE VILLAGE S-101
458-040-056-000	Assessable	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 68 THE VILLAGE S-101
458-040-057-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 69 THE VILLAGE S-101
458-040-058-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 70 THE VILLAGE S-101
458-040-059-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 71 THE VILLAGE S-101
458-040-060-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 72 THE VILLAGE S-101
458-040-061-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 73 THE VILLAGE S-101
458-040-062-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 74 THE VILLAGE S-101
458-040-063-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 75 THE VILLAGE S-101
458-040-064-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 76 THE VILLAGE S-101
458-040-065-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 77 THE VILLAGE S-101
458-040-066-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 78 THE VILLAGE S-101
458-040-067-000	Assessable	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 79 THE VILLAGE S-101
458-050-001-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 43 THE VILLAGE S-101
458-050-002-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 44 THE VILLAGE S-101
458-050-003-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 45 THE VILLAGE S-101
458-050-004-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 46 THE VILLAGE S-101
458-050-005-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 47 THE VILLAGE S-101
458-050-006-000	Assessable	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 48 THE VILLAGE S-101
458-050-007-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 49 THE VILLAGE S-101
458-050-008-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 50 THE VILLAGE S-101
458-050-009-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 51 THE VILLAGE S-101
458-050-010-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 52 THE VILLAGE S-101
458-050-011-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 53 THE VILLAGE S-101
458-050-012-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 54 THE VILLAGE S-101
458-050-013-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 80 THE VILLAGE S-101
458-050-014-000	Assessable	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 81 THE VILLAGE S-101
458-050-015-000	Assessable	33.00	33.01	0.18	0.0	0.18	0.0	0.0	LOT 82 THE VILLAGE S-101
458-050-016-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 83 THE VILLAGE S-101
458-050-017-000	Assessable	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 84 THE VILLAGE S-101
458-050-018-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 85 THE VILLAGE S-101
458-050-019-000	Assessable	31.16	31.17	0.17	0.0	0.17	0.0	0.0	LOT 86 THE VILLAGE S-101
458-050-020-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 87 THE VILLAGE S-101
458-050-021-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 88 THE VILLAGE S-101
458-050-022-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 89 THE VILLAGE S-101
458-050-023-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 90 THE VILLAGE S-101
458-050-024-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 91 THE VILLAGE S-101
458-050-025-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 92 THE VILLAGE S-101
458-050-026-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 93 THE VILLAGE S-101
458-050-027-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 94 THE VILLAGE S-101
458-050-028-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 95 THE VILLAGE S-101
458-050-029-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 96 THE VILLAGE S-101
458-050-030-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 97 THE VILLAGE S-101

City of Roseville
Johnson Ranch Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-050-031-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 98 THE VILLAGE S-101
458-050-032-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 99 THE VILLAGE S-101
458-050-033-000	Assessable	33.00	33.01	0.18	0.0	0.18	0.0	0.0	LOT 100 THE VILLAGE S-101
458-050-034-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 101 THE VILLAGE S-101
458-050-035-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 102 THE VILLAGE S-101
458-050-036-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 103 THE VILLAGE S-101
458-050-037-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 104 THE VILLAGE S-101
458-050-038-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 105 THE VILLAGE S-101
458-050-039-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 106 THE VILLAGE S-101
458-050-040-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 107 THE VILLAGE S-101
458-050-041-000	Assessable	31.16	31.17	0.17	0.0	0.17	0.0	0.0	LOT 108 THE VILLAGE S-101
458-050-042-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 109 THE VILLAGE S-101
458-050-043-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 110 THE VILLAGE S-101
458-050-044-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 111 THE VILLAGE S-101
458-050-045-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 112 THE VILLAGE S-101
458-050-046-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 113 THE VILLAGE S-101
458-050-047-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 114 THE VILLAGE S-101
458-050-048-000	Assessable	38.50	38.51	0.21	0.0	0.21	0.0	0.0	LOT 115 THE VILLAGE S-101
458-050-049-000	Assessable	51.34	51.34	0.28	0.0	0.28	0.0	0.0	LOT 116 THE VILLAGE S-101
458-050-050-000	Assessable	31.16	31.17	0.17	0.0	0.17	0.0	0.0	LOT 117 THE VILLAGE S-101
458-050-051-000	Assessable	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 118 THE VILLAGE S-101
458-050-052-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 119 THE VILLAGE S-101
458-050-053-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 120 THE VILLAGE S-101
458-050-054-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 121 THE VILLAGE S-101
458-050-055-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 122 THE VILLAGE S-101
458-050-056-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 123 THE VILLAGE S-101
458-050-057-000	Assessable	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 124 THE VILLAGE S-101
458-050-058-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 125 THE VILLAGE S-101
458-050-059-000	Assessable	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 126 THE VILLAGE S-101
458-050-060-000	Assessable	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 127 THE VILLAGE S-101
458-050-061-000	Assessable	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 128 THE VILLAGE S-101
458-050-062-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 129 THE VILLAGE S-101
458-050-063-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 130 THE VILLAGE S-101
458-050-064-000	Assessable	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 131 THE VILLAGE S-101
458-050-065-000	Assessable	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 132 THE VILLAGE S-101
458-050-066-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 133 THE VILLAGE S-101
458-050-067-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 134 THE VILLAGE S-101
458-050-068-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 135 THE VILLAGE S-101
458-050-069-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 136 THE VILLAGE S-101
458-050-070-000	Assessable	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 137 THE VILLAGE S-101
458-060-005-000	Assessable	21.94	21.94	0.0	0.0	0.323	0.0	0.0	PAR 12 PMOR 28-159
458-060-006-000	Assessable	10.58	10.59	0.0	0.0	0.1559	0.0	0.0	PAR 13 PMOR 28-159
458-060-007-000	Assessable	17.40	17.40	0.0	0.0	0.2562	0.0	0.0	PAR 14 PMOR 28-159
458-060-010-000	Assessable	24.20	24.21	0.0	0.0	0.3564	0.0	0.0	PAR 9 & 10 PMOR 28-159
458-060-011-000	Assessable	21.18	21.19	0.0	0.0	0.3119	0.0	0.0	PAR 8 & 11 PMOR 28-159
458-060-012-000	Assessable	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR A PMOR 29-71

City of Roseville
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-060-013-000	Assessable	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR B PMOR 29-71
458-060-014-000	Assessable	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR C PMOR 29-71
458-060-015-000	Assessable	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR D PMOR 29-71
458-060-016-000	Assessable	70.64	70.65	0.0	0.0	1.04	0.0	0.0	PAR E PMOR 29-71
458-060-017-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	4.0 AC PAR F COMMON AREA
464-010-001-000	Assessable	10.98	10.98	0.0	0.29	0.0	0.29	0.0	LOT 107 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-002-000	Assessable	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 108 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-003-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 109 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-004-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 110 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-005-000	Assessable	12.48	12.49	0.0	0.33	0.0	0.33	0.0	LOT 111 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-006-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 112 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-007-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 113 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-008-000	Assessable	23.46	23.47	0.0	0.62	0.0	0.62	0.0	LOT 114 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-009-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 115 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-010-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 116 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-011-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 117 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-012-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 118 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-013-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 119 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-014-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 120 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-015-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 121 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-016-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 122 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-017-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 123 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-018-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 124 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-019-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 125 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-020-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 126 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-021-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 127 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-022-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 128 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-001-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 129 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-002-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 130 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-003-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 131 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-004-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 132 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-005-000	Assessable	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 133 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-006-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 134 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-007-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 135 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-008-000	Assessable	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 136 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-009-000	Assessable	15.52	15.52	0.0	0.41	0.0	0.41	0.0	LOT 137 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-010-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 138 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-011-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 139 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-030-001-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 1 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-002-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 2 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-003-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 3 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-004-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 4 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-005-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 5 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-006-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 6 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-007-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 7 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-008-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 8 ASHLEY WOODS UNIT NO 1-B MOR U-79

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
464-030-009-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 9 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-010-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 10 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-011-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 11 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-012-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 12 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-013-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 13 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-014-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 14 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-015-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 15 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-016-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 16 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-017-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 17 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-018-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 18 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-022-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 22 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-023-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 23 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-024-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 24 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-025-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 25 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-026-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 26 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-027-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 27 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-028-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 28 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-029-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 59 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-030-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 60 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-031-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 61 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-032-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 62 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-033-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 63 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-034-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 64 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-035-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 65 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-039-000	Assessable	16.26	16.26	0.0	0.4295	0.0	0.4295	0.0	POR LOT 19 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-040-000	Assessable	13.02	13.03	0.0	0.3441	0.0	0.3441	0.0	POR LOTS 19 & 20 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-041-000	Assessable	17.54	17.55	0.0	0.4636	0.0	0.4636	0.0	LOT 21 & POR 20 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-001-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 29 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-002-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 30 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-003-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 31 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-004-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 32 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-005-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 33 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-006-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 34 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-007-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 35 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-008-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 44 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-009-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 45 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-010-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 53 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-011-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 54 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-012-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 55 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-013-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 56 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-014-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 57 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-015-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 58 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-016-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 66 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-017-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 67 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-018-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 68 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-019-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 69 ASHLEY WOODS UNIT NO 1-A MOR U-78

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464-040-020-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 70 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-021-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 71 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-022-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 72 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-023-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 73 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-024-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 74 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-025-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 75 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-026-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 76 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-027-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 77 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-028-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 78 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-029-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 79 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-030-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 80 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-001-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 36 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-002-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 37 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-003-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 38 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-004-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 39 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-005-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 40 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-006-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 41 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-007-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 42 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-008-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 43 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-015-000	Assessable	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 52 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-021-000	Assessable	12.18	12.19	0.0	0.322	0.0	0.322	0.0	POR LOT 51 ASHLEY WOODS UNIT NO 1-A U-78
464-050-022-000	Assessable	15.44	15.44	0.0	0.4078	0.0	0.4078	0.0	LOT 50 & POR LOT 51 ASHLEY WOODS UNIT NO 1-A U-78
464-050-023-000	Assessable	14.78	14.78	0.0	0.3903	0.0	0.3903	0.0	LOT 49 & POR LOT 48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-024-000	Assessable	14.40	14.41	0.0	0.3805	0.0	0.3805	0.0	POR LOT 48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-025-000	Assessable	18.16	18.17	0.0	0.48	0.0	0.48	0.0	LOT 47 & P LOT 46&48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-026-000	Assessable	18.68	18.69	0.0	0.4937	0.0	0.4937	0.0	POR LOT 46 ASHLEY WOODS UNIT NO 1-A U-78
464-060-001-000	Assessable	19.24	19.24	0.0	0.5072	0.0	0.5219	0.0	LOT 1 ASHLEY WOODS UNIT #5 & 6 PHASE 2 MOR W-20
464-060-002-000	Assessable	19.70	19.71	0.0	0.5197	0.0	0.5349	0.0	LOT 2 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-003-000	Assessable	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 3 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-004-000	Assessable	20.60	20.60	0.0	0.5431	0.0	0.559	0.0	LOT 4 ASHLEY WOODS UNIT 5 & 6 PHASE 2 MOR W-20
464-060-005-000	Assessable	16.64	16.64	0.0	0.4388	0.0	0.4516	0.0	LOT 5 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-006-000	Assessable	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 6 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-007-000	Assessable	14.26	14.26	0.0	0.3759	0.0	0.3868	0.0	LOT 7 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-008-000	Assessable	15.00	15.01	0.0	0.3957	0.0	0.4072	0.0	LOT 8 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-009-000	Assessable	15.88	15.89	0.0	0.419	0.0	0.4313	0.0	LOT 9 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-010-000	Assessable	15.34	15.35	0.0	0.4046	0.0	0.4164	0.0	LOT 49 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-011-000	Assessable	18.90	18.90	0.0	0.4982	0.0	0.5127	0.0	LOT 50 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-012-000	Assessable	14.86	14.87	0.0	0.3921	0.0	0.4035	0.0	LOT 51 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-013-000	Assessable	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 52 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-015-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	5.2 AC POR LOT M2 COMMON AREA MOR W-20
464-060-016-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	LOT M3 COMMON AREA MOR W-20
464-060-017-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M4 COMMON AREA MOR W-20
464-070-001-000	Assessable	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 10 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-002-000	Assessable	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 11 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-003-000	Assessable	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 12 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-004-000	Assessable	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 13 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20

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464-070-005-000	Assessable	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 14 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-006-000	Assessable	16.16	16.17	0.0	0.4262	0.0	0.4387	0.0	LOT 15 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-007-000	Assessable	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 16 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-008-000	Assessable	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 17 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-009-000	Assessable	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 18 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-010-000	Assessable	12.40	12.41	0.0	0.3381	0.0	0.1666	0.0	LOT 19 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-011-000	Assessable	12.02	12.02	0.0	0.3381	0.0	0.0	0.0	LOT 20 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-012-000	Assessable	17.96	17.97	0.0	0.5054	0.0	0.0	0.0	LOT 21 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-013-000	Assessable	15.86	15.86	0.0	0.446	0.0	0.0	0.0	LOT 22 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-014-000	Assessable	13.82	13.82	0.0	0.3885	0.0	0.0	0.0	LOT 23 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-015-000	Assessable	14.38	14.39	0.0	0.4046	0.0	0.0	0.0	LOT 24 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-016-000	Assessable	24.30	24.30	0.0	0.6834	0.0	0.0	0.0	LOT 25 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-017-000	Assessable	13.18	13.18	0.0	0.3705	0.0	0.0	0.0	LOT 26 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-018-000	Assessable	13.58	13.59	0.0	0.3795	0.0	0.0426	0.0	LOT 27 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-019-000	Assessable	13.50	13.51	0.0	0.3561	0.0	0.3665	0.0	LOT 28 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-020-000	Assessable	15.00	15.01	0.0	0.3957	0.0	0.4072	0.0	LOT 29 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-021-000	Assessable	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 30 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-022-000	Assessable	15.34	15.35	0.0	0.4046	0.0	0.4164	0.0	LOT 31 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-023-000	Assessable	16.56	16.56	0.0	0.437	0.0	0.4442	0.0	LOT 32 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-024-000	Assessable	14.90	14.90	0.0	0.4046	0.0	0.2221	0.0	LOT 33 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-025-000	Assessable	13.70	13.71	0.0	0.3795	0.0	0.0925	0.0	LOT 34 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-026-000	Assessable	15.28	15.28	0.0	0.4298	0.0	0.0	0.0	LOT 35 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-027-000	Assessable	25.90	25.90	0.0	0.7284	0.0	0.0	0.0	LOT 36 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-028-000	Assessable	25.36	25.37	0.0	0.6744	0.0	0.6015	0.0	LOT 37 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-029-000	Assessable	13.22	13.23	0.0	0.3489	0.0	0.3591	0.0	LOT 38 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-030-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 39 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-031-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 40 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-032-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 41 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-033-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 42 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-034-000	Assessable	12.88	12.89	0.0	0.3399	0.0	0.3498	0.0	LOT 43 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-035-000	Assessable	15.68	15.69	0.0	0.4136	0.0	0.4257	0.0	LOT 44 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-036-000	Assessable	15.14	15.14	0.0	0.3992	0.0	0.4109	0.0	LOT 45 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-037-000	Assessable	15.06	15.07	0.0	0.3974	0.0	0.409	0.0	LOT 46 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-038-000	Assessable	15.06	15.07	0.0	0.3974	0.0	0.409	0.0	LOT 47 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-039-000	Assessable	15.82	15.82	0.0	0.4172	0.0	0.4294	0.0	LOT 48 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-040-000	Assessable	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 53 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-041-000	Assessable	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 54 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-042-000	Assessable	15.54	15.55	0.0	0.41	0.0	0.422	0.0	LOT 55 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-043-000	Assessable	14.86	14.87	0.0	0.3921	0.0	0.4035	0.0	LOT 56 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-044-000	Assessable	24.42	24.42	0.0	0.6438	0.0	0.6626	0.0	LOT 57 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-045-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M2 COMMON AREA MOR W-20
466-030-046-000	Assessable	46.94	46.95	0.0	1.24	0.0	1.24	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-13
466-030-047-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-13
466-190-001-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 122 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-002-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 123 HILLSBOROUGH UNIT 3 MOR R-34
466-190-003-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 124 HILLSBOROUGH UNIT 3 MOR BK R PG 34

City of Roseville
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-190-004-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 125 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-005-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 126 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-006-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 127 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-007-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 128 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-008-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 129 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-009-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 171 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-010-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 172 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-011-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 173 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-012-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 174 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-013-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 175 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-014-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 176 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-015-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 177 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-016-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 178 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-017-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 179 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-018-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 180 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-001-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 130 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-002-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 131 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-003-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 132 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-004-000	Assessable	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 133 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-005-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 134 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-006-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 135 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-007-000	Assessable	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 136 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-008-000	Assessable	15.16	15.16	0.0	0.4263	0.0	0.0	0.0	LOT 137 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-009-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 138 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-010-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 139 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-011-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 140 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-012-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 141 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-013-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 142 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-014-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 143 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-015-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 144 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-016-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 145 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-017-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 146 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-018-000	Assessable	14.08	14.09	0.0	0.3963	0.0	0.0	0.0	LOT 147 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-019-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 148 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-020-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 149 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-021-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 150 HILLSBOROUGH UNIT 3 BK R PG 34
466-200-022-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 151 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-023-000	Assessable	14.80	14.80	0.0	0.4163	0.0	0.0	0.0	LOT 152 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-024-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 153 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-025-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 154 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-026-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 155 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-027-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 156 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-028-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 157 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-029-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 158 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-030-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 159 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-031-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 160 HILLSBOROUGH UNIT 3 MOR BK R PG 34

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-200-032-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 161 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-033-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 162 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-034-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 163 HILLSBOROUGH UNIT 3 MOR R-34
466-200-035-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 164 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-036-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 165 HILLSBOROUGH UNIT 3 MOR R-34
466-200-037-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 166 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-038-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 167 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-039-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 168 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-040-000	Assessable	11.24	11.25	0.0	0.3163	0.0	0.0	0.0	LOT 169 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-041-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 170 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-210-001-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L19 HILLSBOROUGH #1 BK R PG 33
466-210-002-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 20 HILLSBOROUGH #1 BK R PG 33
466-210-003-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 21 HILLSBOROUGH #1 BK R PG 33
466-210-004-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 22 HILLSBOROUGH #1 BK R PG 33
466-210-005-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 23 HILLSBOROUGH #1 BK R PG 33
466-210-006-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 24 HILLSBOROUGH #1 BK R PG 33
466-210-007-000	Assessable	13.02	13.03	0.0	0.3663	0.0	0.0	0.0	LOT 25 HILLSBOROUGH #1 BK R PG 33
466-210-008-000	Assessable	13.38	13.38	0.0	0.3763	0.0	0.0	0.0	LOT 26 HILLSBOROUGH #1 BK R PG 33
466-210-009-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 27 HILLSBOROUGH #1 BK R PG 33
466-210-010-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 28 HILLSBOROUGH #1 BK R PG 33
466-210-011-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 29 HILLSBOROUGH #1 BK R PG 33
466-210-012-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 30 HILLSBOROUGH #1 BK R PG 33
466-210-013-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 31 HILLSBOROUGH #1 BK R PG 33
466-210-014-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 32 HILLSBOROUGH #1 BK R PG 33
466-210-015-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 33 HILLSBOROUGH #1 BK R PG 33
466-210-016-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 34 HILLSBOROUGH #1 BK R PG 33
466-210-017-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 35 HILLSBOROUGH #1 BK R PG 33
466-210-018-000	Assessable	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	LOT 36 HILLSBOROUGH #1 MOR R-33
466-210-019-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 37 HILLSBOROUGH #1 BK R PG 33
466-210-020-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 38 HILLSBOROUGH #1 BK R PG 33
466-210-021-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 39 HILLSBOROUGH #1 BK R PG 33
466-210-022-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 40 HILLSBOROUGH #1 BK R PG 33
466-210-023-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 41 HILLSBOROUGH #1 BK R PG 33
466-210-024-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 42 HILLSBOROUGH #1 BK R PG 33
466-210-025-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 43 HILLSBOROUGH #1 BK R PG 33
466-210-026-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 44 HILLSBOROUGH #1 BK R PG 33
466-210-027-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 45 HILLSBOROUGH #1 BK R PG 33
466-210-028-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 46 HILLSBOROUGH #1 BK R PG 33
466-210-029-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 47 HILLSBOROUGH #1 BK R PG 33
466-210-030-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 48 HILLSBOROUGH #1 BK R PG 33
466-210-031-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 49 HILLSBOROUGH #1 BK R PG 33
466-210-032-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 50 HILLSBOROUGH #1 BK R PG 33
466-210-033-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 51 HILLSBOROUGH #1 BK R PG 33
466-210-034-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 65 HILLSBOROUGH #1 BK R PG 33
466-210-035-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 66 HILLSBOROUGH #1 BK R PG 33
466-210-036-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 67 HILLSBOROUGH #1 BK R PG 33

City of Roseville
Johnson Ranch Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-210-037-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 68 HILLSBOROUGH #1 BK R PG 33
466-210-038-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	L69 HILLSBOROUGH #1 MOR R-33
466-210-039-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 70 HILLSBOROUGH #1 BK R PG 33
466-210-040-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 71 HILLSBOROUGH #1 BK R PG 33
466-210-041-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 72 HILLSBOROUGH #1 BK R PG 33
466-210-042-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 73 HILLSBOROUGH #1 BK R PG 33
466-210-043-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 74 HILLSBOROUGH #1 BK R PG 33
466-210-044-000	Assessable	15.50	15.51	0.0	0.4363	0.0	0.0	0.0	LOT 75 HILLSBOROUGH #1 BK R PG 33
466-210-045-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 76 HILLSBOROUGH #1 BK R PG 33
466-210-046-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 77 HILLSBOROUGH #1 BK R PG 33
466-210-047-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 78 HILLSBOROUGH #1 BK R PG 33
466-210-048-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 79 HILLSBOROUGH #1 BK R PG 33
466-210-049-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 80 HILLSBOROUGH #1 BK R PG 33
466-210-050-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 81 HILLSBOROUGH #1 BK R PG 33
466-210-051-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 82 HILLSBOROUGH #1 BK R PG 33
466-210-052-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 83 HILLSBOROUGH #1 BK R PG 33
466-210-053-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 84 HILLSBOROUGH #1 BK R PG 33
466-210-054-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 85 HILLSBOROUGH #1 BK R PG 33
466-210-055-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 86 HILLSBOROUGH #1 BK R PG 33
466-210-056-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 87 HILLSBOROUGH #1 BK R PG 33
466-210-057-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 88 HILLSBOROUGH #1 BK R PG 33
466-210-058-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 89 HILLSBOROUGH #1 MOR R-33
466-210-059-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 90 HILLSBOROUGH #1 MOR R-33
466-210-060-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 91 HILLSBOROUGH #1 BK R PG 33
466-210-061-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 92 HILLSBOROUGH #1 BK R PG 33
466-210-062-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 93 HILLSBOROUGH #1 BK R PG 33
466-210-063-000	Assessable	13.02	13.03	0.0	0.3663	0.0	0.0	0.0	LOT 94 HILLSBOROUGH #1 BK R PG 33
466-210-064-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 95 HILLSBOROUGH #1 BK R PG 33
466-210-065-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 96 HILLSBOROUGH #1 BK R PG 33
466-210-066-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 97 HILLSBOROUGH #1 BK R PG 33
466-210-067-000	Assessable	12.30	12.31	0.0	0.3463	0.0	0.0	0.0	LOT 98 HILLSBOROUGH #1 MOR R-33
466-210-068-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 99 HILLSBOROUGH #1 BK R PG 33
466-220-001-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 1 HILLSBOROUGH #1 BK R PG 33
466-220-002-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 2 HILLSBOROUGH #1 BK R PG 33
466-220-003-000	Assessable	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 3 HILLSBOROUGH #1 BK R PG 33
466-220-004-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 4 HILLSBOROUGH #1 BK R PG 33
466-220-005-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 5 HILLSBOROUGH UNIT #1 MOR BK R PG 33
466-220-006-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 6 HILLSBOROUGH #1 BK R PG 33
466-220-007-000	Assessable	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	LOT 7 HILLSBOROUGH #1 BK R PG 33
466-220-008-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 8 HILLSBOROUGH #1 BK R PG 33
466-220-009-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 9 HILLSBOROUGH #1 BK R PG 33
466-220-010-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 10 HILLSBOROUGH #1 BK R PG 33
466-220-011-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 11 HILLSBOROUGH #1 BK R PG 33
466-220-012-000	Assessable	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 12 HILLSBOROUGH #1 BK R PG 33
466-220-013-000	Assessable	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 13 HILLSBOROUGH #1 BK R PG 33
466-220-014-000	Assessable	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 14 HILLSBOROUGH #1 BK R PG 33

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466-220-015-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 15 HILLSBOROUGH #1 BK R PG 33
466-220-016-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	L16 HILLSBOROUGH #1 BK R PG 33
466-220-017-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 17 HILLSBOROUGH #1 BK R PG 33
466-220-018-000	Assessable	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 18 HILLSBOROUGH #1 BK R PG 33
466-220-019-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 52 HILLSBOROUGH #1 BK R PG 33
466-220-020-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 53 HILLSBOROUGH #1 BK R PG 33
466-220-021-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 54 HILLSBOROUGH #1 BK R PG 33
466-220-022-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 55 HILLSBOROUGH #1 BK R PG 33
466-220-023-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 56 HILLSBOROUGH #1 BK R PG 33
466-220-024-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 57 HILLSBOROUGH #1 BK R PG 33
466-220-025-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 58 HILLSBOROUGH #1 BK R PG 33
466-220-026-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 59 HILLSBOROUGH #1 BK R PG 33
466-220-027-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 60 HILLSBOROUGH #1 BK R PG 33
466-220-028-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 61 HILLSBOROUGH #1 BK R PG 33
466-220-029-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 62 HILLSBOROUGH #1 BK R PG 33
466-220-030-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 63 HILLSBOROUGH #1 BK R PG 33
466-220-031-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 64 HILLSBOROUGH #1 BK R PG 33
466-220-032-000	Assessable	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 100 HILLSBOROUGH#1 BK R PG 33
466-220-033-000	Assessable	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 101 HILLSBOROUGH#1 BK R PG 33
466-220-034-000	Assessable	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 102 HILLSBOROUGH#1 BK R PG 33
466-220-035-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 103 HILLSBOROUGH#1 BK R PG 33
466-220-036-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 104 HILLSBOROUGH#1 BK R PG 33
466-220-037-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 105 HILLSBOROUGH#1 BK R PG 33
466-220-038-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 106 HILLSBOROUGH#1 BK R PG 33
466-220-039-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 107 HILLSBOROUGH#1 BK R PG 33
466-220-040-000	Assessable	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 108 HILLSBOROUGH#1 BK R PG 33
466-220-041-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 109 HILLSBOROUGH#1 BK R PG 33
466-220-042-000	Assessable	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 110 HILLSBOROUGH#1 BK R PG 33
466-220-043-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 111 HILLSBOROUGH#1 BK R PG 33
466-220-044-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 112 HILLSBOROUGH UNIT #1 MOR R-33
466-220-045-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 113 HILLSBOROUGH#1 BK R PG 33
466-220-046-000	Assessable	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 114 HILLSBOROUGH#1 MOR BK R PG 33
466-220-047-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 115 HILLSBOROUGH#1 BK R PG 33
466-220-048-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 116 HILLSBOROUGH#1 BK R PG 33
466-220-049-000	Assessable	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 117 HILLSBOROUGH#1 BK R PG 33
466-220-050-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 118 HILLSBOROUGH#1 BK R PG 33
466-220-051-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 119 HILLSBOROUGH UNIT #1 MOR R-33
466-220-052-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 120 HILLSBOROUGH#1 BK R PG 33
466-220-053-000	Assessable	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 121 HILLSBOROUGH#1 BK R PG 33
466-230-002-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L D HILLSBOROUGH #1 BK R PG 33
466-230-003-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L G HILLSBOROUGH #1 BK R PG 33
466-230-004-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L H HILLSBOROUGH #1 BK R PG 33
466-230-005-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L I HILLSBOROUGH #1 BK R PG 33
466-230-006-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L J HILLSBOROUGH #1 BK R PG 33
466-230-007-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L K HILLSBOROUGH #1 BK R PG 33
466-230-008-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L L HILLSBOROUGH #1 BK R PG 33

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466-230-009-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L M HILLSBOROUGH #1 BK R PG 33
466-280-001-000	Assessable	9.18	9.19	0.0	0.2427	0.0	0.2427	0.0	LOT 1 EASTRIDGE UNIT 1 S-66
466-280-002-000	Assessable	8.04	8.05	0.0	0.2127	0.0	0.2127	0.0	LOT 2 EASTRIDGE UNIT 1 S-66
466-280-003-000	Assessable	8.04	8.05	0.0	0.2127	0.0	0.2127	0.0	LOT 3 EASTRIDGE UNIT 1 S-66
466-280-004-000	Assessable	9.56	9.57	0.0	0.2527	0.0	0.2527	0.0	LOT 4 EASTRIDGE UNIT 1 S-66
466-280-005-000	Assessable	14.10	14.11	0.0	0.3727	0.0	0.3727	0.0	LOT 5 EASTRIDGE UNIT 1 S-66
466-280-006-000	Assessable	25.84	25.85	0.0	0.6827	0.0	0.6827	0.0	LOT 6 EASTRIDGE UNIT 1 S-66
466-280-007-000	Assessable	9.18	9.19	0.0	0.2427	0.0	0.2427	0.0	LOT 7 EASTRIDGE UNIT 1 S-66
466-280-008-000	Assessable	10.32	10.33	0.0	0.2727	0.0	0.2727	0.0	LOT 8 EASTRIDGE UNIT 1 S-66
466-280-009-000	Assessable	10.32	10.33	0.0	0.2727	0.0	0.2727	0.0	LOT 9 EASTRIDGE UNIT 1 S-66
466-280-010-000	Assessable	9.18	9.19	0.0	0.2427	0.0	0.2427	0.0	LOT 10 EASTRIDGE UNIT 1 S-66
466-280-011-000	Assessable	17.90	17.90	0.0	0.4727	0.0	0.4727	0.0	LOT 11 EASTRIDGE UNIT 1 S-66
466-280-012-000	Assessable	8.42	8.43	0.0	0.2227	0.0	0.2227	0.0	LOT 12 EASTRIDGE UNIT 1 S-66
466-280-013-000	Assessable	7.30	7.30	0.0	0.1927	0.0	0.1927	0.0	LOT 13 EASTRIDGE UNIT 1 S-66
466-280-014-000	Assessable	8.04	8.05	0.0	0.2127	0.0	0.2127	0.0	LOT 14 EASTRIDGE UNIT 1 S-66
466-280-015-000	Assessable	10.32	10.33	0.0	0.2727	0.0	0.2727	0.0	LOT 15 EASTRIDGE UNIT 1 S-66
466-290-001-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 35 EASTRIDGE UNIT 1 S-66
466-290-002-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 36 EASTRIDGE UNIT 1 S-66
466-290-003-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 37 EASTRIDGE UNIT 1 S-66
466-290-004-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 38 EASTRIDGE UNIT 1 S-66
466-290-005-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 39 EASTRIDGE UNIT 1 S-66
466-290-006-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 40 EASTRIDGE UNIT 1 S-66
466-290-007-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 41 EASTRIDGE UNIT 1 S-66
466-290-008-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 42 EASTRIDGE UNIT 1 S-66
466-290-009-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 43 EASTRIDGE UNIT 1 S-66
466-290-010-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 44 EASTRIDGE UNIT 1 S-66
466-290-011-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 45 EASTRIDGE UNIT 1 S-66
466-290-012-000	Assessable	11.02	11.03	0.0	0.2913	0.0	0.2913	0.0	LOT 46 EASTRIDGE UNIT 1 S-66
466-290-013-000	Assessable	16.70	16.71	0.0	0.4413	0.0	0.4413	0.0	LOT 47 EASTRIDGE UNIT 1 S-66
466-290-014-000	Assessable	15.94	15.95	0.0	0.4213	0.0	0.4213	0.0	LOT 48 EASTRIDGE UNIT 1 S-66
466-290-015-000	Assessable	13.30	13.30	0.0	0.3513	0.0	0.3513	0.0	LOT 49 EASTRIDGE UNIT 1 S-66
466-290-016-000	Assessable	11.02	11.03	0.0	0.2913	0.0	0.2913	0.0	LOT 50 EASTRIDGE UNIT 1 S-66
466-290-017-000	Assessable	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 51 EASTRIDGE UNIT 1 S-66
466-290-018-000	Assessable	15.56	15.57	0.0	0.4113	0.0	0.4113	0.0	LOT 52 EASTRIDGE UNIT 1 S-66
466-290-019-000	Assessable	11.78	11.79	0.0	0.3113	0.0	0.3113	0.0	LOT 53 EASTRIDGE UNIT 1 S-66
466-290-020-000	Assessable	26.16	26.17	0.0	0.6913	0.0	0.6913	0.0	LOT 54 EASTRIDGE UNIT 1 S-66
466-290-021-000	Assessable	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 55 EASTRIDGE UNIT 1 S-66
466-290-022-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 56 EASTRIDGE UNIT 1 S-66
466-290-023-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 57 EASTRIDGE UNIT 1 S-66
466-290-024-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 58 EASTRIDGE UNIT 1 S-66
466-290-025-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 59 EASTRIDGE UNIT 1 S-66
466-290-026-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 60 EASTRIDGE UNIT 1 S-66
466-290-027-000	Assessable	14.06	14.06	0.0	0.3713	0.0	0.3713	0.0	LOT 61 EASTRIDGE UNIT 1 S-66
466-290-028-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 62 EASTRIDGE UNIT 1 S-66
466-290-029-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 63 EASTRIDGE UNIT 1 S-66
466-290-030-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 64 EASTRIDGE UNIT 1 S-66

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-290-031-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 65 EASTRIDGE UNIT 1 S-66
466-290-032-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 66 EASTRIDGE UNIT 1 S-66
466-290-033-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 67 EASTRIDGE UNIT 1 S-66
466-300-001-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 28 EASTRIDGE UNIT 1 S-66
466-300-002-000	Assessable	9.88	9.89	0.0	0.2613	0.0	0.2613	0.0	LOT 29 EASTRIDGE UNIT 1 S-66
466-300-003-000	Assessable	10.26	10.27	0.0	0.2713	0.0	0.2713	0.0	LOT 30 EASTRIDGE UNIT 1 S-66
466-300-004-000	Assessable	11.02	11.03	0.0	0.2913	0.0	0.2913	0.0	LOT 31 EASTRIDGE UNIT 1 S-66
466-300-005-000	Assessable	15.18	15.19	0.0	0.4013	0.0	0.4013	0.0	LOT 32 EASTRIDGE UNIT 1 S-66
466-300-006-000	Assessable	12.16	12.17	0.0	0.3213	0.0	0.3213	0.0	LOT 33 EASTRIDGE UNIT 1 S-66
466-300-007-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 34 EASTRIDGE UNIT 1 S-66
466-300-008-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 68 EASTRIDGE UNIT 1 S-66
466-300-009-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 69 EASTRIDGE UNIT 1 S-66
466-300-010-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 70 EASTRIDGE UNIT 1 S-66
466-300-011-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 71 EASTRIDGE UNIT 1 S-66
466-300-012-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 72 EASTRIDGE UNIT 1 S-66
466-300-013-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 73 EASTRIDGE UNIT 1 S-66
466-300-014-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 74 EASTRIDGE UNIT 1 S-66
466-300-015-000	Assessable	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 75 EASTRIDGE UNIT 1 S-66
466-300-016-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 76 EASTRIDGE UNIT 1 S-66
466-300-017-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 77 EASTRIDGE UNIT 1 S-66
466-300-018-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 78 EASTRIDGE UNIT 1 S-66
466-300-019-000	Assessable	11.40	11.41	0.0	0.3013	0.0	0.3013	0.0	LOT 79 EASTRIDGE UNIT 1 S-66
466-300-020-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 80 EASTRIDGE UNIT 1 S-66
466-300-021-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 81 EASTRIDGE UNIT 1 S-66
466-300-022-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 82 EASTRIDGE UNIT 1 S-66
466-300-023-000	Assessable	6.48	6.49	0.0	0.1713	0.0	0.1713	0.0	LOT 83 EASTRIDGE UNIT 1 S-66
466-300-024-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 84 EASTRIDGE UNIT 1 S-66
466-300-025-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 85 EASTRIDGE UNIT 1 S-66
466-300-026-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 86 EASTRIDGE UNIT 1 S-66
466-300-027-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 87 EASTRIDGE UNIT 1 S-66
466-300-028-000	Assessable	12.16	12.17	0.0	0.3213	0.0	0.3213	0.0	LOT 88 EASTRIDGE UNIT 1 S-66
466-300-029-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 89 EASTRIDGE UNIT 1 S-66
466-300-030-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 90 EASTRIDGE UNIT 1 S-66
466-300-031-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 91 EASTRIDGE UNIT 1 S-66
466-300-032-000	Assessable	12.16	12.17	0.0	0.3213	0.0	0.3213	0.0	LOT 92 EASTRIDGE UNIT 1 S-66
466-300-033-000	Assessable	10.26	10.27	0.0	0.2713	0.0	0.2713	0.0	LOT 93 EASTRIDGE UNIT 1 S-66
466-300-034-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 94 EASTRIDGE UNIT 1 S-66
466-300-035-000	Assessable	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 95 EASTRIDGE UNIT 1 S-66
466-310-001-000	Assessable	16.82	16.82	0.0	0.4442	0.0	0.4442	0.0	LOT 16 EASTRIDGE UNIT 2 S-67
466-310-006-000	Assessable	12.28	12.28	0.0	0.3242	0.0	0.3242	0.0	LOT 21 EASTRIDGE UNIT 2 S-67
466-310-007-000	Assessable	9.24	9.25	0.0	0.2442	0.0	0.2442	0.0	LOT 22 EASTRIDGE UNIT 2 S-67
466-310-008-000	Assessable	11.52	11.52	0.0	0.3042	0.0	0.3042	0.0	LOT 23 EASTRIDGE UNIT 2 S-67
466-310-009-000	Assessable	13.02	13.03	0.0	0.3442	0.0	0.3442	0.0	LOT 24 EASTRIDGE UNIT 2 S-67
466-310-010-000	Assessable	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 25 EASTRIDGE UNIT 2 S-67
466-310-011-000	Assessable	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 26 EASTRIDGE UNIT 2 S-67
466-310-012-000	Assessable	13.40	13.41	0.0	0.3542	0.0	0.3542	0.0	LOT 27 EASTRIDGE UNIT 2 S-67

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466-310-016-000	Assessable	15.14	15.14	0.0	0.4	0.0	0.4	0.0	POR LOT 17 EASTRIDGE UNIT 2 S-67
466-310-017-000	Assessable	17.80	17.80	0.0	0.47	0.0	0.47	0.0	POR LOTS 17 & 18 EASTRIDGE UNIT 2 S-67
466-310-018-000	Assessable	13.24	13.25	0.0	0.35	0.0	0.35	0.0	POR LOTS 18 & 19 EASTRIDGE UNIT 2 S-67
466-310-019-000	Assessable	18.54	18.55	0.0	0.49	0.0	0.49	0.0	LOT 20 & POR LOT 19 EASTRIDGE UNIT 2 S-67
466-320-001-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 96 EASTRIDGE UNIT 3 MOR S-68
466-320-002-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 97 EASTRIDGE UNIT 3 MOR S-68
466-320-003-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 98 EASTRIDGE UNIT 3 MOR S-68
466-320-004-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 99 EASTRIDGE UNIT 3 MOR S-68
466-320-005-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 100 EASTRIDGE UNIT 3 MOR S-68
466-320-006-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 101 EASTRIDGE UNIT 3 MOR S-68
466-320-007-000	Assessable	6.48	6.49	0.0	0.1713	0.0	0.1713	0.0	LOT 102 EASTRIDGE UNIT 3 MOR S-68
466-320-008-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 103 EASTRIDGE UNIT 3 MOR S-68
466-320-009-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 104 EASTRIDGE UNIT 3 MOR S-68
466-320-010-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 105 EASTRIDGE UNIT 3 MOR S-68
466-320-011-000	Assessable	9.88	9.89	0.0	0.2613	0.0	0.2613	0.0	LOT 106 EASTRIDGE UNIT 3 MOR S-68
466-320-012-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 107 EASTRIDGE UNIT 3 MOR S-68
466-320-013-000	Assessable	9.88	9.89	0.0	0.2613	0.0	0.2613	0.0	LOT 108 EASTRIDGE UNIT 3 MOR S-68
466-320-014-000	Assessable	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 109 EASTRIDGE UNIT 3 MOR S-68
466-320-015-000	Assessable	10.26	10.27	0.0	0.2713	0.0	0.2713	0.0	LOT 110 EASTRIDGE UNIT 3 MOR S-68
466-320-016-000	Assessable	14.82	14.82	0.0	0.3913	0.0	0.3913	0.0	LOT 111 EASTRIDGE UNIT 3 MOR S-68
466-320-017-000	Assessable	17.08	17.09	0.0	0.4513	0.0	0.4513	0.0	LOT 112 EASTRIDGE UNIT 3 MOR S-68
466-320-018-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 113 EASTRIDGE UNIT 3 MOR S-68
466-320-019-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 114 EASTRIDGE UNIT 3 MOR S-68
466-320-020-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 115 EASTRIDGE UNIT 3 MOR S-68
466-320-021-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 116 EASTRIDGE UNIT 3 MOR S-68
466-320-022-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 117 EASTRIDGE UNIT 3 MOR S-68
466-320-023-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 118 EASTRIDGE UNIT 3 MOR S-68
466-320-024-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 119 EASTRIDGE UNIT 3 MOR S-68
466-320-025-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 120 EASTRIDGE UNIT 3 MOR S-68
466-320-026-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 121 EASTRIDGE UNIT 3 MOR S-68
466-320-027-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 122 EASTRIDGE UNIT 3 MOR S-68
466-320-028-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 123 EASTRIDGE UNIT 3 MOR S-68
466-320-029-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 124 EASTRIDGE UNIT 3 MOR S-68
466-320-030-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 125 EASTRIDGE UNIT 3 MOR S-68
466-320-031-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 126 EASTRIDGE UNIT 3 MOR S-68
466-320-032-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 127 EASTRIDGE UNIT 3 MOR S-68
466-320-033-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 128 EASTRIDGE UNIT 3 MOR S-68
466-320-034-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 129 EASTRIDGE UNIT 3 MOR S-68
466-320-035-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 130 EASTRIDGE UNIT 3 MOR S-68
466-320-036-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 131 EASTRIDGE UNIT 3 MOR S-68
466-320-037-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 132 EASTRIDGE UNIT 3 MOR S-68
466-320-038-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 133 EASTRIDGE UNIT 3 MOR S-68
466-320-039-000	Assessable	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 134 EASTRIDGE UNIT 3 MOR S-68
466-320-040-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 135 EASTRIDGE UNIT 3 MOR S-68
466-320-041-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 136 EASTRIDGE UNIT 3 MOR S-68
466-320-042-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 137 EASTRIDGE UNIT 3 MOR S-68

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466-320-043-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 138 EASTRIDGE UNIT 3 MOR S-68
466-320-044-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 139 EASTRIDGE UNIT 3 MOR S-68
466-320-045-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 140 EASTRIDGE UNIT 3 MOR S-68
466-320-046-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 141 EASTRIDGE UNIT 3 MOR S-68
466-320-047-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 142 EASTRIDGE UNIT 3 MOR S-68
466-320-048-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 143 EASTRIDGE UNIT 3 MOR S-68
466-320-049-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 144 EASTRIDGE UNIT 3 MOR S-68
466-320-050-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 145 EASTRIDGE UNIT 3 MOR S-68
466-320-051-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 146 EASTRIDGE UNIT 3 MOR S-68
466-320-052-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 147 EASTRIDGE UNIT 3 MOR S-68
466-320-053-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 148 EASTRIDGE UNIT 3 MOR S-68
466-320-054-000	Assessable	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 149 EASTRIDGE UNIT 3 MOR S-68
466-320-055-000	Assessable	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 150 EASTRIDGE UNIT 3 MOR S-68
466-320-056-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 151 EASTRIDGE UNIT 3 MOR S-68
466-320-057-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 152 EASTRIDGE UNIT 3 MOR S-68
466-320-058-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 153 EASTRIDGE UNIT 3 MOR S-68
466-320-059-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 154 EASTRIDGE UNIT 3 MOR S-68
466-320-060-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 155 EASTRIDGE UNIT 3 MOR S-68
466-320-061-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 156 EASTRIDGE UNIT 3 MOR S-68
466-350-001-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 193 ASHLEY WOODS UNIT 4 MOR S-95
466-350-002-000	Assessable	9.80	9.81	0.0	0.2591	0.0	0.2591	0.0	LOT 194 ASHLEY WOODS UNIT 4 MOR S-95
466-350-003-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 195 ASHLEY WOODS UNIT 4 MOR S-95
466-350-004-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 196 ASHLEY WOODS UNIT 4 MOR S-95
466-350-005-000	Assessable	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 197 ASHLEY WOODS UNIT 4 MOR S-95
466-350-006-000	Assessable	10.94	10.95	0.0	0.2891	0.0	0.2891	0.0	LOT 198 ASHLEY WOODS UNIT 4 MOR S-95
466-350-007-000	Assessable	10.18	10.19	0.0	0.2691	0.0	0.2691	0.0	LOT 199 ASHLEY WOODS UNIT 4 MOR S-95
466-350-008-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 200 ASHLEY WOODS UNIT 4 MOR S-95
466-350-009-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 201 ASHLEY WOODS UNIT 4 MOR S-95
466-350-010-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 202 ASHLEY WOODS UNIT 4 MOR S-95
466-350-011-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 203 ASHLEY WOODS UNIT 4 MOR S-95
466-350-012-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 204 ASHLEY WOODS UNIT 4 MOR S-95
466-350-013-000	Assessable	9.42	9.43	0.0	0.2491	0.0	0.2491	0.0	LOT 205 ASHLEY WOODS UNIT 4 MOR S-95
466-350-014-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 206 ASHLEY WOODS UNIT 4 MOR S-95
466-350-015-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 207 ASHLEY WOODS UNIT 4 MOR S-95
466-350-016-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 208 ASHLEY WOODS UNIT 4 MOR S-95
466-350-017-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 209 ASHLEY WOODS UNIT 4 MOR S-95
466-350-018-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 210 ASHLEY WOODS UNIT 4 MOR S-95
466-350-019-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 211 ASHLEY WOODS UNIT 4 MOR S-95
466-350-020-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 212 ASHLEY WOODS UNIT 4 MOR S-95
466-350-021-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 213 ASHLEY WOODS UNIT 4 MOR S-95
466-350-022-000	Assessable	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 214 ASHLEY WOODS UNIT 4 MOR S-95
466-350-023-000	Assessable	10.18	10.19	0.0	0.2691	0.0	0.2691	0.0	LOT 215 ASHLEY WOODS UNIT 4 MOR S-95
466-350-024-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 216 ASHLEY WOODS UNIT 4 MOR S-95
466-350-025-000	Assessable	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 217 ASHLEY WOODS UNIT 4 MOR S-95
466-350-026-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 218 ASHLEY WOODS UNIT 4 MOR S-95
466-350-027-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 219 ASHLEY WOODS UNIT 4 MOR S-95

City of Roseville
Johnson Ranch Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-360-001-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 140 ASHLEY WOODS UNIT 4 MOR S-95
466-360-002-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 141 ASHLEY WOODS UNIT 4 MOR S-95
466-360-003-000	Assessable	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 142 ASHLEY WOODS UNIT 4 MOR S-95
466-360-004-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 143 ASHLEY WOODS UNIT 4 MOR S-95
466-360-005-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 144 ASHLEY WOODS UNIT 4 MOR S-95
466-360-006-000	Assessable	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 145 ASHLEY WOODS UNIT 4 MOR S-95
466-360-007-000	Assessable	9.80	9.81	0.0	0.2591	0.0	0.2591	0.0	LOT 146 ASHLEY WOODS UNIT 4 MOR S-95
466-360-008-000	Assessable	10.18	10.19	0.0	0.2691	0.0	0.2691	0.0	LOT 147 ASHLEY WOODS UNIT 4 MOR S-95
466-360-009-000	Assessable	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 148 ASHLEY WOODS UNIT 4 MOR S-95
466-360-010-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 149 ASHLEY WOODS UNIT 4 MOR S-95
466-360-011-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 164 ASHLEY WOODS UNIT 4 MOR S-95
466-360-012-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 165 ASHLEY WOODS UNIT 4 MOR S-95
466-360-013-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 166 ASHLEY WOODS UNIT 4 MOR S-95
466-360-014-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 167 ASHLEY WOODS UNIT 4 MOR S-95
466-360-015-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 168 ASHLEY WOODS UNIT 4 MOR S-95
466-360-016-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 169 ASHLEY WOODS UNIT 4 MOR S-95
466-360-017-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 170 ASHLEY WOODS UNIT 4 MOR S-95
466-360-018-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 171 ASHLEY WOODS UNIT 4 MOR S-95
466-360-019-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 172 ASHLEY WOODS UNIT 4 MOR S-95
466-360-020-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 173 ASHLEY WOODS UNIT 4 MOR S-95
466-360-021-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 174 ASHLEY WOODS UNIT 4 MOR S-95
466-360-022-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 175 ASHLEY WOODS UNIT 4 MOR S-95
466-360-023-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 176 ASHLEY WOODS UNIT 4 MOR S-95
466-360-024-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 177 ASHLEY WOODS UNIT 4 MOR S-95
466-360-025-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 178 ASHLEY WOODS UNIT 4 MOR S-95
466-360-026-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 179 ASHLEY WOODS UNIT 4 MOR S-95
466-360-027-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 180 ASHLEY WOODS UNIT 4 MOR S-95
466-360-028-000	Assessable	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 183 ASHLEY WOODS UNIT 4 MOR S-95
466-360-029-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 184 ASHLEY WOODS UNIT 4 MOR S-95
466-360-030-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 185 ASHLEY WOODS UNIT 4 MOR S-95
466-360-031-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 186 ASHLEY WOODS UNIT 4 MOR S-95
466-360-032-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 187 ASHLEY WOODS UNIT 4 MOR S-95
466-360-033-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 188 ASHLEY WOODS UNIT 4 MOR S-95
466-360-034-000	Assessable	9.42	9.43	0.0	0.2491	0.0	0.2491	0.0	LOT 189 ASHLEY WOODS UNIT 4 MOR S-95
466-360-035-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 190 ASHLEY WOODS UNIT 4 MOR S-95
466-360-036-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 191 ASHLEY WOODS UNIT 4 MOR S-95
466-360-037-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 192 ASHLEY WOODS UNIT 4 MOR S-95
466-360-038-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 220 ASHLEY WOODS UNIT 4 MOR S-95
466-370-001-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 150 ASHLEY WOODS UNIT 4 MOR S-95
466-370-002-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 151 ASHLEY WOODS UNIT 4 MOR S-95
466-370-003-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 152 ASHLEY WOODS UNIT 4 MOR S-95
466-370-004-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 153 ASHLEY WOODS UNIT 4 MOR S-95
466-370-005-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 154 ASHLEY WOODS UNIT 4 MOR S-95
466-370-006-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 155 ASHLEY WOODS UNIT 4 MOR S-95
466-370-007-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 156 ASHLEY WOODS UNIT 4 MOR S-95
466-370-008-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 157 ASHLEY WOODS UNIT 4 MOR S-95

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-370-009-000	Assessable	28.36	28.36	0.0	0.7491	0.0	0.7491	0.0	LOT 158 ASHLEY WOODS UNIT 4 MOR S-95
466-370-010-000	Assessable	12.46	12.46	0.0	0.3291	0.0	0.3291	0.0	LOT 159 ASHLEY WOODS UNIT 4 MOR S-95
466-370-011-000	Assessable	10.94	10.95	0.0	0.2891	0.0	0.2891	0.0	LOT 160 ASHLEY WOODS UNIT 4 MOR S-95
466-370-012-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 161 ASHLEY WOODS UNIT 4 MOR S-95
466-370-013-000	Assessable	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 162 ASHLEY WOODS UNIT 4 MOR S-95
466-370-014-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 163 ASHLEY WOODS UNIT 4 MOR S-95
466-370-015-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 181 ASHLEY WOODS UNIT 4 MOR S-95
466-370-016-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 182 ASHLEY WOODS UNIT 4 MOR S-95
466-390-001-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 161 EASTRIDGE UNIT NO 4 T-11
466-390-002-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 162 EASTRIDGE UNIT NO 4 T-11
466-390-003-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 163 EASTRIDGE UNIT NO 4 T-11
466-390-004-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 164 EASTRIDGE UNIT NO 4 T-11
466-390-005-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 165 EASTRIDGE UNIT NO 4 T-11
466-390-006-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 166 EASTRIDGE UNIT NO 4 T-11
466-390-007-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 167 EASTRIDGE UNIT NO 4 T-11
466-390-008-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 168 EASTRIDGE UNIT NO 4 T-11
466-390-009-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 169 EASTRIDGE UNIT NO 4 T-11
466-390-010-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 170 EASTRIDGE UNIT NO 4 T-11
466-390-011-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 171 EASTRIDGE UNIT NO 4 T-11
466-390-012-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 172 EASTRIDGE UNIT NO 4 T-11
466-390-013-000	Assessable	9.08	9.09	0.0	0.24	0.0	0.24	0.0	LOT 173 EASTRIDGE UNIT NO 4 T-11
466-390-014-000	Assessable	9.08	9.09	0.0	0.24	0.0	0.24	0.0	LOT 174 EASTRIDGE UNIT NO 4 T-11
466-390-017-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 177 EASTRIDGE UNIT NO 4 T-11
466-390-018-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 178 EASTRIDGE UNIT NO 4 T-11
466-390-019-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 179 EASTRIDGE UNIT NO 4 T-11
466-390-020-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 180 EASTRIDGE UNIT NO 4 T-11
466-390-021-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 181 EASTRIDGE UNIT NO 4 T-11
466-390-022-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 182 EASTRIDGE UNIT NO 4 T-11
466-390-023-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 198 EASTRIDGE UNIT NO 4 T-11
466-390-024-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 199 EASTRIDGE UNIT NO 4 T-11
466-390-025-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 200 EASTRIDGE UNIT NO 4 T-11
466-390-026-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 201 EASTRIDGE UNIT NO 4 T-11
466-390-027-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 202 EASTRIDGE UNIT NO 4 T-11
466-390-028-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 203 EASTRIDGE UNIT NO 4 T-11
466-390-029-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 204 EASTRIDGE UNIT NO 4 T-11
466-390-030-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 205 EASTRIDGE UNIT NO 4 T-11
466-390-031-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 206 EASTRIDGE UNIT NO 4 T-11
466-390-032-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 207 EASTRIDGE UNIT NO 4 T-11
466-390-034-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 224 EASTRIDGE UNIT NO 4 T-11
466-390-035-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 225 EASTRIDGE UNIT NO 4 T-11
466-390-036-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 226 EASTRIDGE UNIT NO 4 T-11
466-390-037-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 227 EASTRIDGE UNIT NO 4 T-11
466-390-038-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 228 EASTRIDGE UNIT NO 4 T-11
466-390-039-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 229 EASTRIDGE UNIT NO 4 T-11
466-390-040-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 230 EASTRIDGE UNIT NO 4 T-11
466-390-041-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 231 EASTRIDGE UNIT NO 4 T-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-390-043-000	Assessable	12.12	12.12	0.0	0.32	0.0	0.32	0.0	POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-390-045-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 176 & POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-400-001-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 157 EASTRIDGE UNIT NO 4 T-11
466-400-002-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 158 EASTRIDGE UNIT NO 4 T-11
466-400-003-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 159 EASTRIDGE UNIT NO 4 T-11
466-400-004-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 160 EASTRIDGE UNIT NO 4 T-11
466-400-005-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 183 EASTRIDGE UNIT NO 4 T-11
466-400-006-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 184 EASTRIDGE UNIT NO 4 T-11
466-400-007-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 185 EASTRIDGE UNIT NO 4 T-11
466-400-008-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 186 EASTRIDGE UNIT NO 4 T-11
466-400-009-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 187 EASTRIDGE UNIT NO 4 T-11
466-400-010-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 188 EASTRIDGE UNIT NO 4 T-11
466-400-011-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 189 EASTRIDGE UNIT NO 4 MOR T-11
466-400-012-000	Assessable	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 190 EASTRIDGE UNIT NO 4 T-11
466-400-013-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 191 EASTRIDGE UNIT NO 4 T-11
466-400-014-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 192 EASTRIDGE UNIT NO 4 T-11
466-400-015-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 193 EASTRIDGE UNIT NO 4 T-11
466-400-016-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 194 EASTRIDGE UNIT NO 4 T-11
466-400-017-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 195 EASTRIDGE UNIT NO 4 T-11
466-400-018-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 196 EASTRIDGE UNIT NO 4 T-11
466-400-019-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 197 EASTRIDGE UNIT NO 4 T-11
466-400-020-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 208 EASTRIDGE UNIT NO 4 T-11
466-400-021-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 209 EASTRIDGE UNIT NO 4 T-11
466-400-022-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 210 EASTRIDGE UNIT NO 4 T-11
466-400-023-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 211 EASTRIDGE UNIT NO 4 T-11
466-400-024-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 212 EASTRIDGE UNIT NO 4 T-11
466-400-025-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 213 EASTRIDGE UNIT NO 4 T-11
466-400-026-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 214 EASTRIDGE UNIT NO 4 T-11
466-400-027-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 215 EASTRIDGE UNIT NO 4 T-11
466-400-028-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 216 EASTRIDGE UNIT NO 4 T-11
466-400-029-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 217 EASTRIDGE UNIT NO 4 T-11
466-400-030-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 218 EASTRIDGE UNIT NO 4 T-11
466-400-031-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 219 EASTRIDGE UNIT NO 4 T-11
466-400-032-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 220 EASTRIDGE UNIT NO 4 T-11
466-400-033-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 221 EASTRIDGE UNIT NO 4 T-11
466-400-034-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 222 EASTRIDGE UNIT NO 4 T-11
466-400-035-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 223 EASTRIDGE UNIT NO 4 T-11
466-400-036-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 232 EASTRIDGE UNIT NO 4 T-11
466-400-037-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 233 EASTRIDGE UNIT NO 4 T-11
466-400-038-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 234 EASTRIDGE UNIT NO 4 T-11
466-400-039-000	Assessable	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 235 EASTRIDGE UNIT NO 4 T-11
466-400-040-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 236 EASTRIDGE UNIT NO 4 T-11
466-410-003-000	Assessable	20.44	20.45	0.0	0.54	0.0	0.54	0.0	LOT 83 ASHLEY WOODS UNIT 2 T-13
466-410-004-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 84 ASHLEY WOODS UNIT 2 T-13
466-410-005-000	Assessable	14.00	14.01	0.0	0.37	0.0	0.37	0.0	LOT 85 ASHLEY WOODS UNIT 2 T-13
466-410-006-000	Assessable	12.48	12.49	0.0	0.33	0.0	0.33	0.0	LOT 86 ASHLEY WOODS UNIT 2 T-13

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-410-007-000	Assessable	16.28	16.28	0.0	0.43	0.0	0.43	0.0	LOT 87 ASHLEY WOODS UNIT 2 T-13
466-410-008-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 88 ASHLEY WOODS UNIT 2 T-13
466-410-009-000	Assessable	13.24	13.25	0.0	0.35	0.0	0.35	0.0	LOT 89 ASHLEY WOODS UNIT 2 T-13
466-410-010-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 90 ASHLEY WOODS UNIT 2 T-13
466-410-011-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 91 ASHLEY WOODS UNIT 2 T-13
466-410-012-000	Assessable	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 92 ASHLEY WOODS UNIT 2 T-13
466-410-013-000	Assessable	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 93 ASHLEY WOODS UNIT 2 T-13
466-410-014-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 94 ASHLEY WOODS UNIT 2 T-13
466-410-015-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 95 ASHLEY WOODS UNIT 2 T-13
466-410-016-000	Assessable	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 96 ASHLEY WOODS UNIT 2 T-13
466-410-018-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 98 ASHLEY WOODS UNIT 2 T-13
466-410-019-000	Assessable	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 99 ASHLEY WOODS UNIT 2 T-13
466-410-020-000	Assessable	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 100 ASHLEY WOODS UNIT 2 T-13
466-410-021-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 101 ASHLEY WOODS UNIT 2 T-13
466-410-022-000	Assessable	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 102 ASHLEY WOODS UNIT 2 T-13
466-410-023-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 103 ASHLEY WOODS UNIT 2 T-13
466-410-024-000	Assessable	12.48	12.49	0.0	0.33	0.0	0.33	0.0	LOT 104 ASHLEY WOODS UNIT 2 T-13
466-410-025-000	Assessable	9.08	9.09	0.0	0.24	0.0	0.24	0.0	LOT 105 ASHLEY WOODS UNIT 2 T-13
466-410-034-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT C OPEN SPACE ASHLEY WOOD #2
466-410-036-000	Assessable	23.10	23.10	0.0	0.61	0.0	0.61	0.0	POR LOT 97 ASHLEY WOODS UNIT 2 T-13
466-410-041-000	Assessable	17.04	17.04	0.0	0.45	0.0	0.45	0.0	POR LOT 106 ASHLEY WOODS UNIT 2 T-13
466-410-043-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	L82ASHLEY WOODS UN2T-13&P L J PUB UTLTY ESMT T-13
466-410-044-000	Assessable	10.98	10.98	0.0	0.29	0.0	0.29	0.0	L81ASHLEY WOODS UN2T-13&P L J PUB UTLTY ESMT T-13
466-490-001-000	Assessable	7.58	7.58	0.0	0.2132	0.0	0.0	0.0	LOT 223 HILLSBOROUGH UNIT NO 2A T-47
466-490-002-000	Assessable	8.40	8.40	0.0	0.2362	0.0	0.0	0.0	LOT 224 HILLSBOROUGH UNIT NO 2A T-47
466-490-003-000	Assessable	9.44	9.44	0.0	0.2654	0.0	0.0	0.0	LOT 225 HILLSBOROUGH UNIT NO 2A T-47
466-490-004-000	Assessable	11.76	11.77	0.0	0.3309	0.0	0.0	0.0	LOT 226 HILLSBOROUGH UNIT NO 2A T-47
466-490-005-000	Assessable	9.04	9.04	0.0	0.2541	0.0	0.0	0.0	LOT 227 HILLSBOROUGH UNIT NO 2A T-47
466-490-006-000	Assessable	8.94	8.95	0.0	0.2516	0.0	0.0	0.0	LOT 228 HILLSBOROUGH UNIT NO 2A T-47
466-490-007-000	Assessable	9.84	9.84	0.0	0.2768	0.0	0.0	0.0	LOT 229 HILLSBOROUGH UNIT NO 2A T-47
466-490-008-000	Assessable	12.34	12.35	0.0	0.3473	0.0	0.0	0.0	LOT 230 HILLSBOROUGH UNIT NO 2A T-47
466-490-009-000	Assessable	11.16	11.16	0.0	0.3137	0.0	0.0	0.0	LOT 231 HILLSBOROUGH UNIT NO 2A T-47
466-490-010-000	Assessable	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 232 HILLSBOROUGH UNIT NO 2A T-47
466-490-011-000	Assessable	10.48	10.48	0.0	0.2947	0.0	0.0	0.0	LOT 233 HILLSBOROUGH UNIT NO 2A T-47
466-490-012-000	Assessable	13.96	13.96	0.0	0.3925	0.0	0.0	0.0	LOT 234 HILLSBOROUGH UNIT NO 2A T-47
466-490-013-000	Assessable	9.52	9.52	0.0	0.2676	0.0	0.0	0.0	LOT 235 HILLSBOROUGH UNIT NO 2A T-47
466-490-014-000	Assessable	9.08	9.09	0.0	0.2557	0.0	0.0	0.0	LOT 236 HILLSBOROUGH UNIT NO 2A T-47
466-490-015-000	Assessable	8.14	8.15	0.0	0.2291	0.0	0.0	0.0	LOT 237 HILLSBOROUGH UNIT NO 2A T-47
466-490-016-000	Assessable	10.56	10.57	0.0	0.2973	0.0	0.0	0.0	LOT 238 HILLSBOROUGH UNIT NO 2A T-47
466-490-017-000	Assessable	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 239 HILLSBOROUGH UNIT NO 2A T-47
466-490-018-000	Assessable	9.54	9.55	0.0	0.2686	0.0	0.0	0.0	LOT 240 HILLSBOROUGH UNIT NO 2A T-47
466-490-019-000	Assessable	7.44	7.45	0.0	0.2094	0.0	0.0	0.0	LOT 241 HILLSBOROUGH UNIT NO 2A T-47
466-490-020-000	Assessable	7.54	7.55	0.0	0.2123	0.0	0.0	0.0	LOT 242 HILLSBOROUGH UNIT NO 2A T-47
466-490-021-000	Assessable	16.86	16.86	0.0	0.4742	0.0	0.0	0.0	LOT 269 HILLSBOROUGH UNIT NO 2A T-47
466-490-022-000	Assessable	12.96	12.97	0.0	0.3647	0.0	0.0	0.0	LOT 270 HILLSBOROUGH UNIT NO 2A T-47
466-490-023-000	Assessable	10.08	10.08	0.0	0.2836	0.0	0.0	0.0	LOT 271 HILLSBOROUGH UNIT NO 2A T-47

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-490-024-000	Assessable	11.80	11.80	0.0	0.3319	0.0	0.0	0.0	LOT 272 HILLSBOROUGH UNIT NO 2A T-47
466-490-025-000	Assessable	9.80	9.81	0.0	0.2759	0.0	0.0	0.0	LOT 273 HILLSBOROUGH UNIT NO 2A T-47
466-490-026-000	Assessable	8.48	8.49	0.0	0.2387	0.0	0.0	0.0	LOT 274 HILLSBOROUGH UNIT NO 2A T-47
466-490-027-000	Assessable	8.46	8.47	0.0	0.2383	0.0	0.0	0.0	LOT 275 HILLSBOROUGH UNIT NO 2A T-47
466-490-028-000	Assessable	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 276 HILLSBOROUGH UNIT NO 2A T-47
466-490-029-000	Assessable	7.80	7.81	0.0	0.2197	0.0	0.0	0.0	LOT 277 HILLSBOROUGH UNIT NO 2A T-47
466-490-030-000	Assessable	7.84	7.85	0.0	0.2207	0.0	0.0	0.0	LOT 278 HILLSBOROUGH UNIT NO 2A T-47
466-490-031-000	Assessable	7.66	7.66	0.0	0.2154	0.0	0.0	0.0	LOT 279 HILLSBOROUGH UNIT NO 2A T-47
466-490-032-000	Assessable	7.56	7.56	0.0	0.2125	0.0	0.0	0.0	LOT 280 HILLSBOROUGH UNIT NO 2A T-47
466-490-033-000	Assessable	7.62	7.62	0.0	0.2142	0.0	0.0	0.0	LOT 281 HILLSBOROUGH UNIT NO 2A T-47
466-490-034-000	Assessable	8.88	8.89	0.0	0.25	0.0	0.0	0.0	LOT 282 HILLSBOROUGH UNIT NO 2A T-47
466-500-001-000	Assessable	13.12	13.13	0.0	0.3691	0.0	0.0	0.0	LOT 207 HILLSBOROUGH UNIT NO 2A T-47
466-500-002-000	Assessable	10.44	10.45	0.0	0.2939	0.0	0.0	0.0	LOT 208 HILLSBOROUGH UNIT NO 2A T-47
466-500-003-000	Assessable	8.04	8.05	0.0	0.2265	0.0	0.0	0.0	LOT 209 HILLSBOROUGH UNIT NO 2A T-47
466-500-004-000	Assessable	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 210 HILLSBOROUGH UNIT NO 2A T-47
466-500-005-000	Assessable	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 211 HILLSBOROUGH UNIT NO 2A T-47
466-500-006-000	Assessable	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 212 HILLSBOROUGH UNIT NO 2A T-47
466-500-007-000	Assessable	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 213 HILLSBOROUGH UNIT NO 2A T-47
466-500-008-000	Assessable	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 214 HILLSBOROUGH UNIT NO 2A T-47
466-500-009-000	Assessable	7.58	7.59	0.0	0.2135	0.0	0.0	0.0	LOT 215 HILLSBOROUGH UNIT NO 2A T-47
466-500-010-000	Assessable	7.56	7.56	0.0	0.2126	0.0	0.0	0.0	LOT 216 HILLSBOROUGH UNIT NO 2A T-47
466-500-011-000	Assessable	12.24	12.25	0.0	0.3446	0.0	0.0	0.0	LOT 217 HILLSBOROUGH UNIT NO 2A T-47
466-500-012-000	Assessable	8.64	8.64	0.0	0.2431	0.0	0.0	0.0	LOT 218 HILLSBOROUGH UNIT NO 2A T-47
466-500-013-000	Assessable	7.58	7.58	0.0	0.2133	0.0	0.0	0.0	LOT 219 HILLSBOROUGH UNIT NO 2A T-47
466-500-014-000	Assessable	7.42	7.42	0.0	0.2088	0.0	0.0	0.0	LOT 220 HILLSBOROUGH UNIT NO 2A T-47
466-500-015-000	Assessable	7.16	7.16	0.0	0.2013	0.0	0.0	0.0	LOT 221 HILLSBOROUGH UNIT NO 2A T-47
466-500-016-000	Assessable	7.70	7.70	0.0	0.2165	0.0	0.0	0.0	LOT 222 HILLSBOROUGH UNIT NO 2A T-47
466-500-017-000	Assessable	10.82	10.82	0.0	0.3043	0.0	0.0	0.0	LOT 243 HILLSBOROUGH UNIT NO 2A T-47
466-500-018-000	Assessable	9.64	9.65	0.0	0.2714	0.0	0.0	0.0	LOT 244 HILLSBOROUGH UNIT NO 2A T-47
466-500-019-000	Assessable	12.00	12.01	0.0	0.3377	0.0	0.0	0.0	LOT 245 HILLSBOROUGH UNIT NO 2A T-47
466-500-020-000	Assessable	10.58	10.59	0.0	0.2977	0.0	0.0	0.0	LOT 246 HILLSBOROUGH UNIT NO 2A T-47
466-500-021-000	Assessable	8.32	8.32	0.0	0.2341	0.0	0.0	0.0	LOT 247 HILLSBOROUGH UNIT NO 2A T-47
466-500-022-000	Assessable	7.62	7.63	0.0	0.2146	0.0	0.0	0.0	LOT 248 HILLSBOROUGH UNIT NO 2A T-47
466-500-023-000	Assessable	9.10	9.10	0.0	0.2558	0.0	0.0	0.0	LOT 249 HILLSBOROUGH UNIT NO 2A T-47
466-500-024-000	Assessable	8.82	8.83	0.0	0.2484	0.0	0.0	0.0	LOT 250 HILLSBOROUGH UNIT NO 2A T-47
466-500-025-000	Assessable	7.60	7.60	0.0	0.2136	0.0	0.0	0.0	LOT 251 HILLSBOROUGH UNIT NO 2A T-47
466-500-026-000	Assessable	10.46	10.47	0.0	0.2945	0.0	0.0	0.0	LOT 252 HILLSBOROUGH UNIT NO 2A T-47
466-500-027-000	Assessable	8.24	8.25	0.0	0.2321	0.0	0.0	0.0	LOT 253 HILLSBOROUGH UNIT NO 2A T-47
466-500-028-000	Assessable	8.30	8.31	0.0	0.2338	0.0	0.0	0.0	LOT 254 HILLSBOROUGH UNIT NO 2A T-47
466-500-029-000	Assessable	7.54	7.54	0.0	0.2121	0.0	0.0	0.0	LOT 255 HILLSBOROUGH UNIT NO 2A T-47
466-500-030-000	Assessable	7.82	7.82	0.0	0.2199	0.0	0.0	0.0	LOT 256 HILLSBOROUGH UNIT NO 2A T-47
466-500-031-000	Assessable	10.78	10.78	0.0	0.3032	0.0	0.0	0.0	LOT 257 HILLSBOROUGH UNIT NO 2A T-47
466-500-032-000	Assessable	8.32	8.32	0.0	0.2339	0.0	0.0	0.0	LOT 258 HILLSBOROUGH UNIT NO 2A T-47
466-500-033-000	Assessable	8.00	8.00	0.0	0.2251	0.0	0.0	0.0	LOT 267 HILLSBOROUGH UNIT NO 2A T-47
466-500-034-000	Assessable	10.06	10.07	0.0	0.2833	0.0	0.0	0.0	LOT 268 HILLSBOROUGH UNIT NO 2A T-47
466-520-001-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 181 HILLSBOROUGH UNIT NO 2B T-86

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-520-002-000	Assessable	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 182 HILLSBOROUGH UNIT NO 2B T-86
466-520-003-000	Assessable	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 183 HILLSBOROUGH UNIT NO 2B T-86
466-520-004-000	Assessable	10.02	10.03	0.0	0.282	0.0	0.0	0.0	LOT 184 HILLSBOROUGH UNIT NO 2B T-86
466-520-005-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 185 HILLSBOROUGH UNIT NO 2B T-86
466-520-006-000	Assessable	11.12	11.12	0.0	0.3127	0.0	0.0	0.0	LOT 186 HILLSBOROUGH UNIT NO 2B T-86
466-520-007-000	Assessable	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 187 HILLSBOROUGH UNIT NO 2B T-86
466-520-008-000	Assessable	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 188 HILLSBOROUGH UNIT NO 2B T-86
466-520-009-000	Assessable	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 189 HILLSBOROUGH UNIT NO 2B T-86
466-520-010-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 190 HILLSBOROUGH UNIT NO 2B T-86
466-520-011-000	Assessable	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 283 HILLSBOROUGH UNIT NO 2B T-86
466-520-012-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 284 HILLSBOROUGH UNIT NO 2B T-86
466-520-013-000	Assessable	9.20	9.20	0.0	0.2586	0.0	0.0	0.0	LOT 285 HILLSBOROUGH UNIT NO 2B T-86
466-520-014-000	Assessable	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 286 HILLSBOROUGH UNIT NO 2B T-86
466-520-015-000	Assessable	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 287 HILLSBOROUGH UNIT NO 2B T-86
466-520-016-000	Assessable	8.66	8.67	0.0	0.2438	0.0	0.0	0.0	LOT 288 HILLSBOROUGH UNIT NO 2B T-86
466-520-017-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 289 HILLSBOROUGH UNIT NO 2B T-86
466-520-018-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 290 HILLSBOROUGH UNIT NO 2B T-86
466-520-019-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 291 HILLSBOROUGH UNIT NO 2B T-86
466-520-020-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 292 HILLSBOROUGH UNIT NO 2B T-86
466-520-021-000	Assessable	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 293 HILLSBOROUGH UNIT NO 2B T-86
466-520-022-000	Assessable	8.66	8.67	0.0	0.2438	0.0	0.0	0.0	LOT 294 HILLSBOROUGH UNIT NO 2B T-86
466-520-023-000	Assessable	6.02	6.03	0.0	0.1696	0.0	0.0	0.0	LOT 295 HILLSBOROUGH UNIT NO 2B T-86
466-520-024-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 296 HILLSBOROUGH UNIT NO 2B T-86
466-520-025-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 297 HILLSBOROUGH UNIT NO 2B T-86
466-530-001-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 191 HILLSBOROUGH UNIT NO 2B T-86
466-530-002-000	Assessable	6.60	6.60	0.0	0.1855	0.0	0.0	0.0	LOT 192 HILLSBOROUGH UNIT NO 2B T-86
466-530-003-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 193 HILLSBOROUGH UNIT NO 2B T-86
466-530-004-000	Assessable	8.66	8.67	0.0	0.2438	0.0	0.0	0.0	LOT 194 HILLSBOROUGH UNIT NO 2B T-86
466-530-005-000	Assessable	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 195 HILLSBOROUGH UNIT NO 2B T-86
466-530-006-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 196 HILLSBOROUGH UNIT NO 2B T-86
466-530-007-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 197 HILLSBOROUGH UNIT NO 2B T-86
466-530-008-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 198 HILLSBOROUGH UNIT NO 2B T-86
466-530-009-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 199 HILLSBOROUGH UNIT NO 2B T-86
466-530-010-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 200 HILLSBOROUGH UNIT NO 2B T-86
466-530-011-000	Assessable	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 201 HILLSBOROUGH UNIT NO 2B T-86
466-530-012-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 202 HILLSBOROUGH UNIT NO 2B T-86
466-530-013-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 203 HILLSBOROUGH UNIT NO 2B T-86
466-530-014-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 204 HILLSBOROUGH UNIT NO 2B T-86
466-530-015-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 205 HILLSBOROUGH UNIT NO 2B T-86
466-530-016-000	Assessable	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 206 HILLSBOROUGH UNIT NO 2B T-86
466-530-017-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 259 HILLSBOROUGH UNIT NO 2B T-86
466-530-018-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 260 HILLSBOROUGH UNIT NO 2B T-86
466-530-019-000	Assessable	6.78	6.78	0.0	0.1908	0.0	0.0	0.0	LOT 261 HILLSBOROUGH UNIT NO 2B T-86
466-530-020-000	Assessable	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 262 HILLSBOROUGH UNIT NO 2B T-86
466-530-021-000	Assessable	82.92	82.92	0.0	2.3319	0.0	0.0	0.0	LOT 263 HILLSBOROUGH UNIT NO 2B T-86
466-530-022-000	Assessable	86.68	86.69	0.0	2.4379	0.0	0.0	0.0	LOT 264 HILLSBOROUGH UNIT NO 2B T-86

City of Roseville
Johnson Ranch Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-530-023-000	Assessable	79.14	79.15	0.0	2.2259	0.0	0.0	0.0	LOT 265 HILLSBOROUGH UNIT NO 2B T-86
466-530-024-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 266 HILLSBOROUGH UNIT NO 2B T-86

Summary Fields	Value
ACTIVE PARCELS	1,060
LEVIED PARCELS	1,044
CHARGE	48,530.60
MAXIMUM ASMT	53,441.24
ACRES ZONE A	101.60
ACRES ZONE B	227.51
ACRES ZONE C	132.61
ACRES ZONE D	140.90
ACRES ZONE E	13.63

RESOLUTION NO. 20-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District.
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as certain landscaping and open space areas, including floodway and stream course areas as well as any the maintenance of bike trails and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Johnson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with any other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-175

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-151
LEGAL NOTICE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Central Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file an Engineer’s Annual Levy Report (hereinafter referred to as the “Engineer’s Report”) with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: the maintenance and operation of and the furnishing of services, materials or improvements for certain landscaped areas including open space areas, parkways, slopes, and medians and other public improvements within the street right of way areas, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, and other appurtenant facilities. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District generally includes the parcels within the area known as the North Central Roseville Specific Plan. The District is known and designated as

“North Central Roseville Specific Plan Landscaping and Lighting District”

- Section 4** Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer’s Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIID.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

North Central Roseville Specific Plan Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting:	May 6, 2020
Public Hearing:	May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

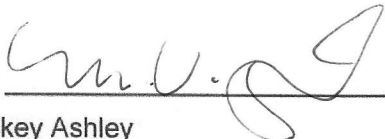
North Central Roseville Specific Plan
Landscaping and Lighting District

City of Roseville
Placer County, State of California

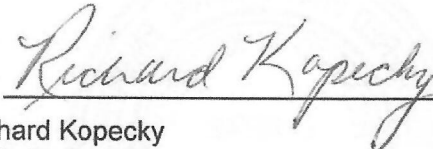
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the existing North Central Roseville Specific Plan Landscaping and Lighting District (“District”) within the City. The District was formed in 1990. The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

This Engineer’s Annual Levy Report for Fiscal Year 2020/21 (“Report”) describes the District, any annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The maintenance, operation and servicing of the improvements associated with specific areas of the City that provide a special benefit to the properties in that area are identified as Zones. The costs of the improvements and services are identified and budgeted separately for each Zone and each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the Zone. The budgets and assessments are based on the estimated cost (considering historical costs) to maintain the District improvements that provide a direct and special benefit to properties within the District.

The District consists of four landscaping benefit Zones:

- District Wide Benefit Zone
- Local Benefit Zone
- Zone F
- Zone G

In 2003, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, for the territory now known as Zones F & G. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the annexation of Zones F and G, the maximum assessment rates and annual inflationary adjustment factor.

In 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, to reengineer Zones A, B, C, D & E and approve the maximum assessment rates and annual inflationary adjustment factor. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the Engineer’s Annual Levy Report for FY 2004/05, which reconstituted the reengineered zones into the respective District Wide Benefit Zone or Local Benefit Zone.

Zones A, B, C, D and E were reengineered in order to more accurately identify the Zones and areas of special benefit within this portion of the District. These zones were combined into two new Zones based primarily on level of service, similarity of improvement types, and the proximity to improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Articles XIIC and XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

In compliance with the provisions of Proposition 218, property owner ballot proceedings have been conducted for all Zones within the District; such proceedings approved and confirmed the Maximum Assessments and the Inflationary Adjustment Factor as described in this Report.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept

property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located north of downtown Roseville between Interstate 80 and Washington Boulevard and generally encompasses the area within the North Central Roseville Specific Plan ("NCRSP") and two small residential developments in close proximity to the NCRSP near the corner of Diamond Oaks Road and Washington Boulevard. See Appendix A for District boundary map.

District Wide Zone This Zone includes all assessable property within the District with the exception of Zone F and Zone G.

Local Benefit Zone This Zone includes all single family residential property within the District with the exception of Zone F and Zone G.

Zone F This Zone, which comprises the Diamond Oaks Unit No. 10 development, was created on January 8, 2003 through Resolution 03-2 and was first levied in FY 2003/04. Zone F was comprised of Assessor Parcel Number ("APN") 015-020-040 prior to being subdivided into 39 residential lots.

Zone G This Zone, which comprises the Diamond Oaks Unit No. 14 development, was created on May 28, 2003 through Resolution 03-220 and was first levied in FY 2003/04. Zone G was comprised of APNs 017-041-034 & 015-020-006 prior to being subdivided into 76 residential lots and 1 non-residential parcel.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscaping and lighting improvements, and associated appurtenances that benefit parcels within the District. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

Specific improvements include all ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, pedestrian trails, walls and fences, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. Improvements in each Zone include:

District Wide Zone This Zone provides for the maintenance of landscaping, fences, sound walls and other improvements within the arterial parkway right of ways, also described as scenic corridors, including but not limited to Roseville Parkway, Pleasant Grove Boulevard, Harding Boulevard and the east side of Washington Boulevard, pedestrian and bike pathways.

Local Benefit Zone This Zone provides for the maintenance of landscaping and other improvements within the local street right of ways. This Zone is primarily a combination of the old Zone C and Zone D, which provided similar maintenance.

Zone F This Zone provides for the maintenance of parkway and perimeter landscaping and block wall adjacent to the development on the west side of Diamond Oaks Road; Parkway and perimeter landscaping, bike trails, block wall and wood fence adjacent to the development on the east side of Washington Boulevard; Open Space designated as Lot “B”, and; Landscaping within Lot “C”, “E” and “F” within the Diamond Oaks Unit No. 10 project.

Zone G This Zone provides for the maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the south side of Pleasant Grove Boulevard; maintenance of parkway and perimeter

landscaping, bike path and masonry sound wall adjacent to the development on the west side of Washington Boulevard from Pleasant Grove Boulevard to Emerald Oak Road; maintenance of the masonry sound wall on the western perimeter of the development; installation and maintenance of perimeter landscaping on the west side of the development located on Open Space Parcel C between Emerald Oak Road and the masonry sound wall adjacent to the railroad right of way; and maintenance of Open Space, cobble swale (Lot "B") and post and cable fencing for Lots "A", "B", and "C" within the Diamond Oaks Unit No. 14 project.

All assessable parcels identified as being within each Zone, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within each Zone. Only parcels that receive direct and special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are to be dispersed and used for only the services and operation provided each Zone of the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2(d) defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2(i) defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4(a) defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be

imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The City has initiated and conducted property owner protest ballot proceedings in accordance with the Act and Proposition 218 for all Zones within the District. Each of the proposed improvements; the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID and the Act. All improvements associated with the Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within these Zones receives special benefit from the improvements. The desirability and security of properties is enhanced by well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the Zones resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the Zones through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the Zones and are not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the Zone in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for each Zone should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the Zone's costs based on estimated special benefit to each parcel within the Zone. All assessable parcels within each Zone shall receive a direct special benefit from the services and improvements provided by the Zone.

Considering the composition of the parcels within the Zone, each parcel is assigned an Equivalent Dwelling Unit ("EDU"), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within the Zone. Because all assessable parcels within each Zone are considered to benefit from the Zone improvements on an EDU basis, the amounts to levy to each Zone is then spread to each assessable parcel within the Zone on an EDU method as shown in the table below. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

The following formulas are used to calculate the assessment for each parcel:

ASSIGNED EDU	PROPERTY CLASS
1.0 per unit	Single-Family Residential Parcels
0.6 per unit	Multi-Family Residential Parcels
7.0 per acre	Non-Residential Parcels

For each Zone, the Applied Assessment Rate per Equivalent Dwelling Unit for each parcel in the Zone is the result of dividing the total Balance to Levy for each Zone, by the sum of the Zone EDU's for the fiscal year. This Applied Assessment Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The assessment cannot be greater than the current maximum assessment rate, as adjusted for the inflation factor.

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Rate per EDU}$$

$$\text{Parcel EDU} \times \text{Rate per EDU} = \text{Parcel Levy Amount}$$

D. INFLATIONARY ADJUSTMENT FACTOR

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Ralph M. Brown Act (the "Brown Act") defined a new or increased assessment to exclude certain conditions. These conditions included any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed. This definition and conditions were later confirmed through Senate Bill 919 (the implementing legislation for Proposition 218).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required, pursuant to Proposition 218. The property owner ballots included an Assessment to be approved, as well as the approval of an assessment range formula.

The assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in the second fiscal year and each fiscal year thereafter, the Maximum Assessment will be calculated.
2. The new Adjusted Maximum Assessment for the year represents the prior year's approved Maximum Assessment increased by three percent (3.0%).

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

The approved base year maximum assessment rates and annual inflationary adjustment factors for all Zones are shown in the table below:

Zone	Year of Approved Maximum Rate and Annual Inflator (Base Year)	Maximum Assessment Rate per EDU (Base Year)	Annual Inflationary Adjustment Factor
District-Wide Benefit Zone	FY 2004/05	\$40.82	3.00%
Local Benefit Zone	FY 2004/05	\$43.92	3.00%
Zone F	FY 2003/04	\$481.35	3.00%
Zone G	FY 2003/04	\$264.22	3.00%

III. DISTRICT BUDGET

A. 2020/21 BUDGET

DESCRIPTION	District-Wide Benefit Zone Fund 2010	Local Benefit Zone Fund 2011	ZONE F (Diamond Oaks No. 10) Fund 2012	ZONE G (Diamond Oaks No. 14) Fund 2013
<u>DIRECT COSTS</u>				
Contract Maintenance - Landscaping	\$185,550.00	\$67,005.00	\$14,650.00	\$3,785.00
Contract Maintenance - Parks	0.00	0.00	0.00	0.00
Repair & Maintenance - Landscaping/Parks	81,000.00	51,195.00	2,700.00	3,000.00
Repair & Maintenance - Lighting	0.00	0.00	0.00	0.00
Utilities	171,000.00	14,000.00	4,378.00	3,500.00
Maintenance - Bike Trails (3380-4801-10001)	0.00	515.00	3,477.00	2,364.00
Maintenance - Open Space (2521-4801-10001)	n/a	n/a	2,320.00	4,364.00
Rehab Reserve Project Expenditures	<u>23,000.00</u>	<u>10,000.00</u>	<u>4,675.00</u>	<u>12,575.00</u>
Total Direct Costs	\$460,550.00	\$142,715.00	\$32,200.00	\$29,588.00
<u>ADMINISTRATION COSTS</u>				
City Administration	\$9,538.00	\$2,905.00	\$463.00	\$186.00
Contract Admin- Park's Dept	32,500.00	9,500.00	1,708.00	1,606.00
Contract Administration - Open Space	n/a	n/a	0.00	0.00
County Auditor Fees	4,919.88	1,489.22	310.28	342.50
Consulting & Professional Services	5,871.00	1,788.00	285.00	115.00
Consultant Incidental Expenses	401.65	124.46	28.08	25.80
Public Hearing Publishing Costs	<u>505.00</u>	<u>385.00</u>	<u>50.00</u>	<u>35.00</u>
Total Administrative Costs	\$53,735.53	\$16,191.68	\$2,844.36	\$2,310.30
Total Direct and Administration Costs	\$514,285.53	\$158,906.68	\$35,044.36	\$31,898.30
<u>BUDGET ADJUSTMENTS</u>				
Replenishment/(Use) of Operating Reserve	\$702.54	\$14.83	\$0.00	\$0.00
Contribution for /(Use of) Rehab Reserve	(23,000.00)	(10,000.00)	(4,016.74)	2,344.30
Rounding Adjustment	<u>(12.62)</u>	<u>(2.98)</u>	<u>0.00</u>	<u>(0.84)</u>
Total Adjustments	(\$22,310.08)	(\$9,988.15)	(\$4,016.74)	\$2,343.46
BALANCE TO LEVY	\$491,975.45	\$148,918.53	\$31,027.62	\$34,241.76

Fund balance information of each Zone is reported in Section C on the following page.

B. 2020/21 ASSESSMENT RATES

DESCRIPTION	District-Wide Benefit Zone Fund 2010	Local Benefit Zone Fund 2011	ZONE F (Diamond Oaks No. 10) Fund 2012	ZONE G (Diamond Oaks No. 14) Fund 2013
<u>FY 2020/21 APPLIED ASSESSMENT RATES</u>				
Total Assessable Parcels*	3,376	2,112	39	79
Total Assessable Single Family Units*	2,113	2,113	39	79
Total Assessable Multi-Family Units	2,348	n/a	-	-
Total Assessable Non-Residential Acres	569.8566	n/a	-	-
Total Equivalent Dwelling Units ("EDUs")*	7,510.7962	2,113	39	79
Applied Assessment Rates Per EDU	\$65.5024	\$70.4773	\$795.5800	\$433.4400
Maximum Assessment Rates per EDU	\$65.5041	\$70.4787	\$795.5982	\$436.7154
Potential Maximum Assessment per Zone	\$491,988	\$148,922	\$31,028	\$34,501

* Since each single family residential parcel resides in both the District-Wide Benefit Zone and the Local Benefit Zone, the number of single family EDUs, units and parcels are only added once to arrive at these totals.

C. 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	District-Wide Benefit Zone Fund 2010	Local Benefit Zone Fund 2011	ZONE F (Diamond Oaks No. 10) Fund 2012	ZONE G (Diamond Oaks No. 14) Fund 2013
<u>OPERATING RESERVE</u>				
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$193,777.96	\$139,767.95	\$13,911.70	\$1,771.04
add: Replenish from FY 20/21 Levy	702.54	14.83		
less: Use for FY 20/21 Expenses				
Transfer from/(to) the Rehab Reserve	35,794.50	(68,425.28)	2,188.30	13,022.96
Ending Operating Reserve Balance 6-30-2021 (est.)	\$230,275.00	\$71,357.50	\$16,100.00	\$14,794.00
<u>REHABILITATION RESERVE</u>				
Beginning Rehab Reserve Balance 7-1-2020 (est.)	\$112,844.50	\$47,244.95	\$21,289.52	\$47,738.67
add: Collect from FY 20/21 Levy			658.26	14,919.30
less: Use for FY 20/21 Rehab Projects	(23,000.00)	(10,000.00)	(4,675.00)	(12,575.00)
Transfer from/(to) the Operating Reserve	(35,794.50)	68,425.28	(2,188.30)	(13,022.96)
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$54,050.00	\$105,670.23	\$15,084.48	\$37,060.01

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the “improvements”).

Repair & Maintenance - Landscaping/Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Maintenance – Bike Trails – Costs to perform the necessary maintenance of the bike trails within the District. If zero, this line item may not be shown in the budget.

Maintenance – Open Space – Costs to perform the necessary maintenance of the open space areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer’s Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park’s Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department’s estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer’s Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected in the District through assessments for the current fiscal year. The Balance to Levy

represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Single-Family Units - The total number of assessable single-family units within the District for the current fiscal year. Since each single family residential parcel is in both the District-Wide Benefit Zone and the Local Benefit Zone, the single-family EDUs are only added once to arrive at the "Total Equivalent Dwelling Units"

Total Assessable Multi-Family Units - The total number of assessable multi-family units within the District for the current fiscal year.

Total Assessable Non-Residential Acres - The total assessable non-residential acres within the District for the current fiscal year.

Total Equivalent Dwelling Units ("EDUs") - Total assessable EDUs within the District for the current fiscal year.

Applied Assessment Rates per EDU - The assessment rates per EDU to be applied to the non-exempt parcels within the applicable Zone for the current fiscal year.

Maximum Assessment Rates per EDU - The maximum assessment rates per EDU to for the parcels of within the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of parcels to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 - The District's anticipated beginning balance of cash and receivables net of any unpaid prior year obligations. These beginning balances shall be used to fund the District's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or

upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects — The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 — The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

For each Zone showing a projected ending Rehabilitation Reserve balance or projected FY 2020/21 expenditures for Rehabilitation Reserve Project, a five-year Capital Improvement Plan showing the projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, is shown below.

District Wide Zone

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Replace, repair, renovate and/or refurbish plants, landscape, irrigation and related materials	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Grid tree pruning, removal and replacement of declining trees	\$13,000	\$12,500	\$12,500	\$12,500	\$12,500	\$50,000
Total District Wide Zone Expenditures	\$23,000	\$22,500	\$22,500	\$22,500	\$22,500	\$90,000

Local Benefit Zone

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Replace, repair, renovate and/or refurbish plants, landscape, irrigation, and related materials	\$7,500	\$7,500	\$8,200	\$7,500	\$7,500	\$30,700
Repair, replace and/or refurbish sound wall improvements	\$0	\$0	\$5,000	\$0	\$0	\$5,000
Grid tree pruning, removal and replacement of declining trees	\$2,500	\$17,500	\$17,500	\$17,500	\$17,500	\$70,000
Total Local Benefit Zone Expenditures	\$10,000	\$25,000	\$30,700	\$25,000	\$25,000	\$105,700

Zone F

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Replace, repair, renovate and/or refurbish plants, landscape, irrigation and related materials	\$4,000	\$3,500	\$3,500	\$3,500	\$3,500	\$14,000
Grid tree pruning, removal and replacement of declining trees	\$675	\$675	\$675	\$675	\$675	\$2,700
Total Zone F Expenditures	\$4,675	\$4,175	\$4,175	\$4,175	\$4,175	\$16,700

Zone G

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Replace, repair, renovate and/or refurbish plants, landscape, irrigation and related materials	\$10,000	\$10,000	\$7,500	\$7,500	\$7,500	\$32,500
Grid tree pruning, removal and replacement of declining trees	\$2,575	\$1,140	\$1,140	\$1,140	\$1,140	\$4,560
Total Zone G Expenditures	\$12,575	\$11,140	\$8,640	\$8,640	\$8,640	\$37,060

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

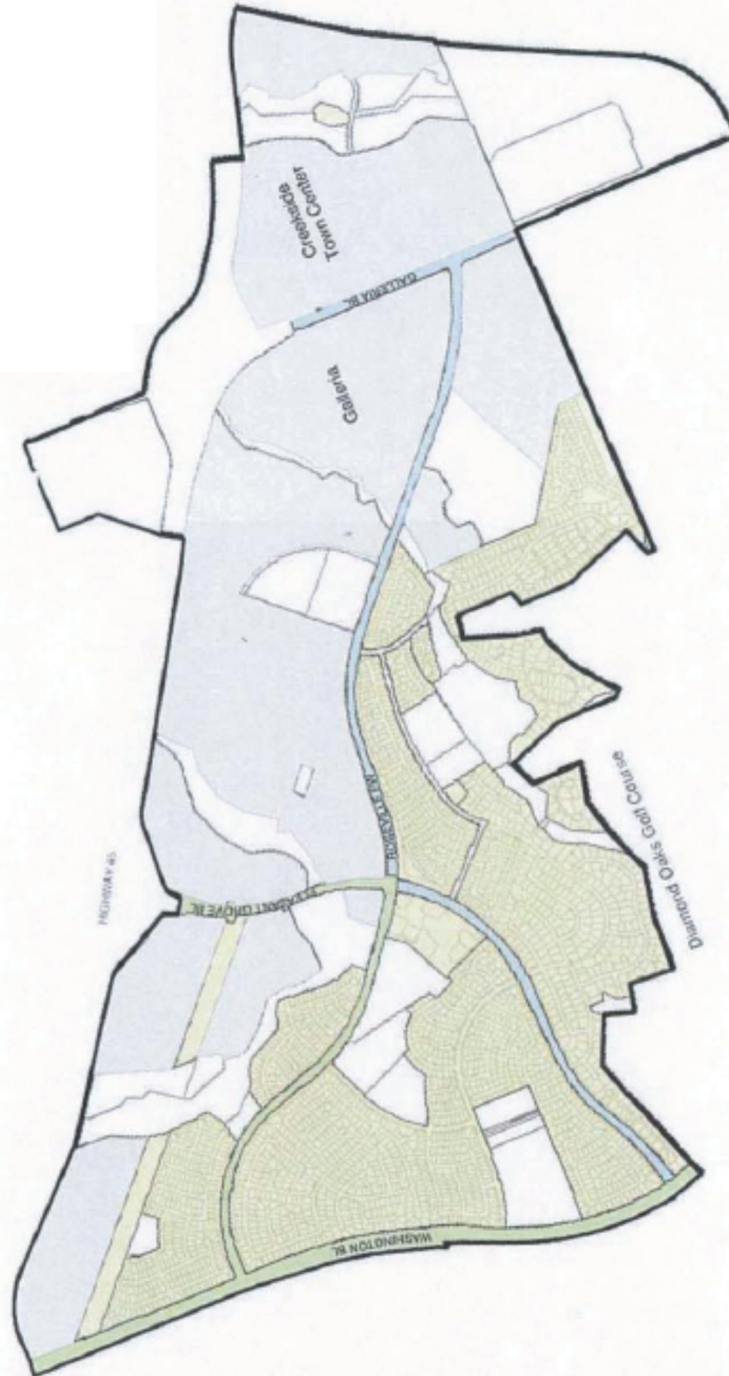
APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is presented herein.

North Central Specific Plan Landscaping and Lighting District District-Wide and Local Benefit Zone Boundaries

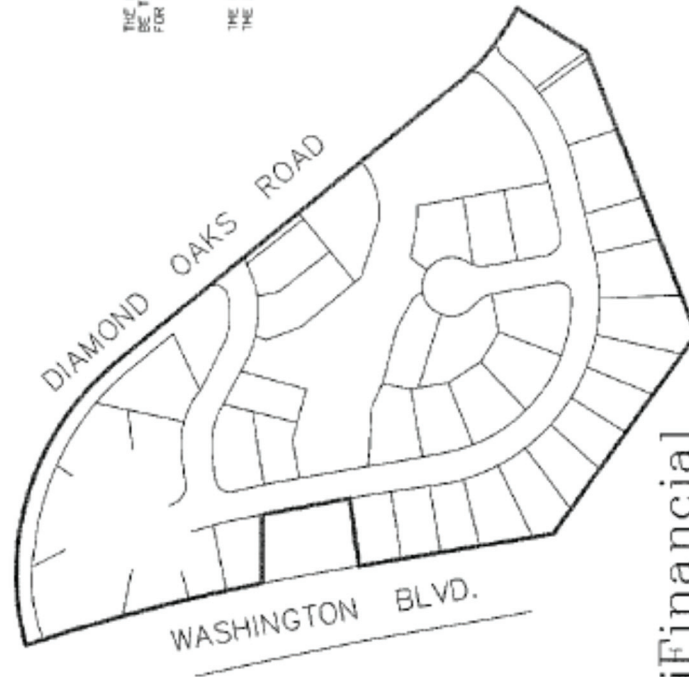
LEGEND
 District Wide Zone Boundary
 Area enclosed from Local Zone



SHEET 1 OF 1

**DIAMOND OAKS NO. 10 LANDSCAPE AND LIGHTING DISTRICT
(ZONE F DIAMOND OAKS NO. 10-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPE AND LIGHTING DISTRICT)**

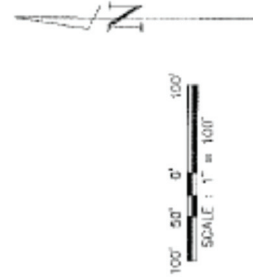
COUNTY OF PLACER
STATE OF CALIFORNIA



THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE PLACER COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

LEGEND
— APPORTIONMENT BOUNDARY



MuniFinancial

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Pittsburg, California 95650-3461
Phone (800) 890-3060 Fax (800) 890-3460

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**DIAMOND OAKS NO. 14 LANDSCAPE AND LIGHTING DISTRICT
(ZONE G DIAMOND OAKS NO. 14-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN
LANDSCAPE AND LIGHTING DISTRICT)
CITY OF ROSEVILLE
COUNTY OF PLACER
STATE OF CALIFORNIA**



THE LINE AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE PLACER COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



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APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
015-165-002-000	District - Wide	1,017.92	1,017.93	15.54	0.0	15.54	0.0	0.0	2.22	Non Residential	2.2AC PAR 1 PMOR 35-06
015-165-003-000	District - Wide	774.90	774.91	11.83	0.0	11.83	0.0	0.0	1.69	Non Residential	1.7AC PAR 2 PMOR 35-06
015-165-004-000	District - Wide	779.48	779.50	11.9	0.0	11.9	0.0	0.0	1.7	Non Residential	1.7AC PAR 3 PMOR 35-06
015-165-005-000	District - Wide	710.70	710.72	10.85	0.0	10.85	0.0	0.0	1.55	Non Residential	1.6AC PAR 4 PMOR 35-06
015-166-004-000	District - Wide	2,354.04	2,354.09	35.938	0.0	35.938	0.0	0.0	5.134	Non Residential	5.1 AC LOT 23 CREEKSIDE CENTER V-17
015-166-005-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Wetland/Vernal Pool	9.5 AC LOT 23 CREEKSIDE CENTER V-17
015-166-006-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Wetland/Vernal Pool	1.1 AC LOT 23 CREEKSIDE CENTER V-17
015-166-007-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Wetland/Vernal Pool	4.0 AC LOT 29B OPEN SPACE MOR V-17
015-166-009-000	District - Wide	5,605.86	5,605.97	85.582	0.0	85.582	0.0	0.0	12.226	Non Residential	11.9 AC POR PAR 46 PMOR 28-50
015-166-013-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Wetland/Vernal Pool	3.9 AC LOT 30 CREEKSIDE CENTER V-17
015-166-014-000	District - Wide	889.52	889.55	13.58	0.0	13.58	0.0	0.0	1.94	Non Residential	1.9 AC LOT 27 CREEKSIDE CENTER V-17
015-166-016-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	8.4 AC LOT 31B OPEN SPACE V-17
015-166-023-000	District - Wide	412.66	412.68	6.3	0.0	6.3	0.0	0.0	0.9	Non Residential	POR LOT 1 CREEKSIDE CENTER MOR V-17
015-166-032-000	District - Wide	1,100.44	1,100.47	16.8	0.0	16.8	0.0	0.0	2.4	Non Residential	2.4 AC LOT 3 CREEKSIDE CENTER V-17
015-166-047-000	District - Wide	512.86	512.86	7.8295	0.0	7.8295	0.0	0.0	1.1185	Non Residential	POR LOTS 2 & 5 CREEKSIDE CENTER V-1
015-166-050-000	District - Wide	528.68	528.68	8.071	0.0	8.071	0.0	0.0	1.153	Non Residential	1.2 AC POR LOT 2 & 7 CREEKSIDE CENT
015-166-051-000	District - Wide	583.88	583.89	8.9138	0.0	8.9138	0.0	0.0	1.2734	Non Residential	1.3 AC LOT 8 & POR 9 CREEKSIDE CENT
015-166-052-000	District - Wide	5,953.22	5,953.35	90.8852	0.0	90.8852	0.0	0.0	12.9836	Non Residential	13.5 AC POR LOTS 1 2 & 9 CREEKSIDE
015-166-053-000	District - Wide	9,068.96	9,069.15	138.4516	0.0	138.4516	0.0	0.0	19.7788	Non Residential	19.7 AC POR LOTS 1 2 4 & 5 CREEKSID
015-166-054-000	District - Wide	168.14	168.14	2.5669	0.0	2.5669	0.0	0.0	0.3667	Non Residential	POR LOTS 2 & 4 CREEKSIDE CENTER V-
015-166-055-000	District - Wide	535.32	535.33	8.1725	0.0	8.1725	0.0	0.0	1.1675	Non Residential	1.3 AC LOT 6 & POR L 2 5 & 7 CREEKS
015-166-056-000	District - Wide	2,573.44	2,573.49	39.2875	0.0	39.2875	0.0	0.0	5.6125	Non Residential	5.6 AC POR LOTS 24 & 25 CREEKSIDE C
015-166-057-000	District - Wide	478.74	478.75	7.3087	0.0	7.3087	0.0	0.0	1.0441	Non Residential	1.0 AC POR LOT 26 CREEKSIDE CENTER
015-166-058-000	District - Wide	2,195.94	2,195.99	33.5244	0.0	33.5244	0.0	0.0	4.7892	Non Residential	4.8 AC POR LOTS 24 25 & 26 CREEKSID
015-166-063-000	District - Wide	2,013.90	2,013.95	30.7454	0.0	30.7454	0.0	0.0	4.3922	Non Residential	4.4 AC POR LOTS 12 & 13 CREEKSIDE C
015-166-064-000	District - Wide	1,568.96	1,568.99	23.9526	0.0	23.9526	0.0	0.0	3.4218	Non Residential	3.4 AC POR LOTS 12 & 13 CREEKSIDE C
015-166-065-000	District - Wide	1,430.40	1,430.44	21.8374	0.0	21.8374	0.0	0.0	3.11963	Non Residential	3.1 AC POR LOT 10 & 11 CREEKSIDE CE
015-166-066-000	District - Wide	1,338.12	1,338.16	20.4286	0.0	20.4286	0.0	0.0	2.91837	Non Residential	2.9 AC POR LOT 10 & 11 CREEKSIDE CE
015-167-003-000	District - Wide	302.16	302.17	4.613	0.0	4.613	0.0	0.0	0.659	Non Residential	LOT 16 CREEKSIDE CENTER V-17
015-167-005-000	District - Wide	550.40	550.42	8.4028	0.0	8.4028	0.0	0.0	1.2004	Non Residential	1.2 AC POR LOTS 14 15 & 22
015-167-011-000	District - Wide	423.94	423.96	6.4722	0.0	6.4722	0.0	0.0	0.9246	Non Residential	POR LOT 14 CREEKSIDE CENTER MOR V-1
015-167-012-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	POR LOT 14 CREEKSIDE CENTER MOR V-
015-167-013-000	District - Wide	635.92	635.93	9.7083	0.0	9.7083	0.0	0.0	1.3869	Non Residential	1.4 AC POR LOT 17 CREEKSIDE CENTER
015-167-014-000	District - Wide	427.66	427.67	6.5289	0.0	6.5289	0.0	0.0	0.9327	Non Residential	POR LOTS 18 & 22 CREEKSIDE CENTER M
015-167-015-000	District - Wide	529.26	529.28	8.0801	0.0	8.0801	0.0	0.0	1.1543	Non Residential	1.1 AC POR LOTS 18 19 & 22 CREEKSID
015-167-016-000	District - Wide	3,850.36	3,850.45	58.7818	0.0	58.7818	0.0	0.0	8.3974	Non Residential	8.3 AC POR LOTS 19 THRU 22 CREEKSID
015-167-017-000	District - Wide	1,190.14	1,190.16	18.1692	0.0	18.1692	0.0	0.0	2.5956	Non Residential	2.6 AC POR LOTS 19 THRU 22 CREEKSID
015-167-018-000	District - Wide	5,288.06	5,288.17	80.7303	0.0	80.7303	0.0	0.0	11.5329	Non Residential	11.5 AC P LOTS 14 15 17 & 22 CREEKS
015-500-001-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 DIAMOND OAKS UNIT NO 10 MOR
015-500-002-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 10 MOR
015-500-003-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 10 MOR
015-500-004-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 10 MOR
015-500-005-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 10 MOR
015-500-006-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 10 MOR
015-500-007-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 10 MOR
015-500-008-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 10 MOR
015-500-009-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 10 MOR

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015-500-010-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 10 MOR
015-500-011-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 10 MOR
015-500-016-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 10 MOR
015-500-019-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 10 MOR
015-500-020-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 10 MOR
015-500-021-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 10 MOR
015-500-022-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 10 MOR
015-500-023-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 10 MOR
015-500-024-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 10 MOR
015-500-025-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 10 MOR
015-500-026-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 10 MOR
015-500-027-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 10 MOR
015-500-028-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 10 MOR
015-500-029-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 10 MOR
015-500-030-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 10 MOR
015-500-031-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 10 MOR
015-500-032-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 10 MOR
015-500-033-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 10 MOR
015-500-036-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 10 MOR
015-500-037-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 10 MOR
015-500-038-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 10 MOR
015-500-039-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 10 MOR
015-500-040-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	1.8 AC LOT A OPEN SPACE MOR Y-72
015-500-041-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT C OPEN SPACE MOR Y-72
015-500-042-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT D OPEN SPACE MOR Y-72
015-500-043-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT E OPEN SPACE MOR Y-72
015-500-044-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	NPOTS	FR SEC 27 11 6
015-500-047-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT15 DIAMOND OAKS UNIT #10 MOR
015-500-048-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 34 DIAMOND OAKS UNIT NO 10
015-500-049-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 & POR 34 DIAMOND OAKS UNIT N
015-500-050-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 12 DIAMOND OAKS UNIT NO 10
015-500-051-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	POR LOT 12 DIAMOND OAKS UNIT NO 10
015-500-052-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 13 DIAMOND OAKS UNIT NO 10
015-500-053-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	POR LOT 13 DIAMOND OAKS UNIT NO 10
015-500-054-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOTS 13 14 & 15 DIAMOND OAKS U
015-500-055-000	F	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	POR LOTS 13 14 DIAMOND OAKS UNIT
015-500-056-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 17 DIAMOND OAKS UNIT NO 10
015-500-058-000	F	795.58	795.60	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 18 DIAMOND OAKS UNIT NO 10
017-123-043-000	District - Wide	550.22	550.23	8.4	0.0	8.4	0.0	0.0	1.2	Non Residential	1.2 AC POR PAR 34 C-2 PMOR 28-84
017-123-054-000	District - Wide	2,063.34	2,063.38	31.5	0.0	31.5	0.0	0.0	4.5	Non Residential	4.5 AC PAR 34 C-1 PMOR 28-84
017-123-055-000	District - Wide	8,313.72	8,313.90	126.9219	0.0	126.9219	0.0	0.0	18.1317	Non Residential	20.3 AC PAR 1 PMOR 28-160
017-123-058-000	District - Wide	461.86	461.88	7.0511	0.0	7.0511	0.0	0.0	1.0073	Non Residential	1.0 AC PAR 2 PMOR 28-160
017-123-086-000	District - Wide	692.36	692.38	10.57	0.0	10.57	0.0	0.0	1.51	Non Residential	1.5 AC PAR 34B & POR 34A PM 28-67
017-123-087-000	District - Wide	5,914.90	5,915.02	90.3	0.0	90.3	0.0	0.0	12.9	Non Residential	13.0 AC POR PAR 34A PM 28-67
017-420-002-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-003-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-004-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 14 MOR Z

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017-420-005-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-006-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-007-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-008-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-009-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 14 MOR Z
017-420-010-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 14 MOR
017-420-011-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 14 MOR
017-420-012-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 DIAMOND OAKS UNIT NO 14 MOR
017-420-013-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 14 MOR
017-420-014-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 14 MOR
017-420-015-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 14 MOR
017-420-016-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 14 MOR
017-420-017-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 14 MOR
017-420-018-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 14 MOR
017-420-019-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 14 MOR
017-420-020-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT A PUBLIC UTILITY EASEMENT MOR Z
017-420-021-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	3.7 AC LOT B PUBLIC UTILITY EASEMEN
017-420-022-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Utility ROW	POR LOT C PUBLIC UTILITY EASEMENT M
017-420-023-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 PMOR 31-157
017-420-024-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 PMOR 31-157
017-420-025-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 PMOR 31-157
017-420-026-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT A OPEN SPACE PMOR 31-157
017-420-027-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT B OPEN SPACE PMOR 31-157
017-430-001-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 DIAMOND OAKS UNIT NO 14 MOR
017-430-002-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 DIAMOND OAKS UNIT NO 14 MOR
017-430-003-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 DIAMOND OAKS UNIT NO 14 MOR
017-430-004-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 14 MOR
017-430-005-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 DIAMOND OAKS UNIT NO 14 MOR
017-430-006-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 DIAMOND OAKS UNIT NO 14 MOR
017-430-007-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 14 MOR
017-430-008-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 14 MOR
017-430-009-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 14 MOR
017-430-010-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 14 MOR
017-430-011-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 14 MOR
017-430-012-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 14 MOR
017-430-013-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 14 MOR
017-430-014-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 14 MOR
017-430-015-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 DIAMOND OAKS UNIT NO 14 MOR
017-430-016-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 DIAMOND OAKS UNIT NO 14 MOR
017-430-017-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 14 MOR
017-430-018-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 14 MOR
017-430-019-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 14 MOR
017-430-020-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 14 MOR
017-430-021-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 DIAMOND OAKS UNIT NO 14 MOR
017-430-022-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 DIAMOND OAKS UNIT NO 14 MOR
017-430-023-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 DIAMOND OAKS UNIT NO 14 MOR
017-430-024-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 DIAMOND OAKS UNIT NO 14 MOR

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
017-430-025-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 DIAMOND OAKS UNIT NO 14 MOR
017-430-026-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 DIAMOND OAKS UNIT NO 14 MOR
017-430-027-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 DIAMOND OAKS UNIT NO 14 MOR
017-430-028-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 DIAMOND OAKS UNIT NO 14 MOR
017-430-029-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 DIAMOND OAKS UNIT NO 14 MOR
017-430-030-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 DIAMOND OAKS UNIT NO 14 MOR
017-430-031-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 DIAMOND OAKS UNIT NO 14 MOR
017-430-032-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 DIAMOND OAKS UNIT NO 14 MOR
017-430-033-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 DIAMOND OAKS UNIT NO 14 MOR
017-430-034-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 DIAMOND OAKS UNIT NO 14 MOR
017-430-035-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 DIAMOND OAKS UNIT NO 14 MOR
017-430-036-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 DIAMOND OAKS UNIT NO 14 MOR
017-430-037-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 DIAMOND OAKS UNIT NO 14 MOR
017-430-038-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 DIAMOND OAKS UNIT NO 14 MOR
017-430-039-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 DIAMOND OAKS UNIT NO 14 MOR
017-430-040-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 DIAMOND OAKS UNIT NO 14 MOR
017-430-041-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 DIAMOND OAKS UNIT NO 14 MOR
017-430-042-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 DIAMOND OAKS UNIT NO 14 MOR
017-430-043-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 DIAMOND OAKS UNIT NO 14 MOR
017-430-044-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 DIAMOND OAKS UNIT NO 14 MOR
017-430-045-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 DIAMOND OAKS UNIT NO 14 MOR
017-430-046-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 DIAMOND OAKS UNIT NO 14 MOR
017-430-047-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 DIAMOND OAKS UNIT NO 14 MOR
017-430-048-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 DIAMOND OAKS UNIT NO 14 MOR
017-430-049-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 DIAMOND OAKS UNIT NO 14 MOR
017-430-050-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 DIAMOND OAKS UNIT NO 14 MOR
017-430-051-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 DIAMOND OAKS UNIT NO 14 MOR
017-430-052-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 DIAMOND OAKS UNIT NO 14 MOR
017-430-053-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 72 DIAMOND OAKS UNIT NO 14 MOR
017-430-054-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 73 DIAMOND OAKS UNIT NO 14 MOR
017-430-055-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 74 DIAMOND OAKS UNIT NO 14 MOR
017-430-056-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 DIAMOND OAKS UNIT NO 14 MOR
017-430-057-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 DIAMOND OAKS UNIT NO 14 MOR
017-430-058-000	G	433.44	436.72	0.0	0.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 DIAMOND OAKS UNIT NO 14 MOR
017-430-059-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Utility ROW	POR LOT C PUBLIC UTILITY EASEMENT M
017-430-060-000	G	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	LOT D PUBLIC UTILITY EASEMENT MOR Z
359-010-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR "T"
359-010-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR "T"
359-010-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR "T"
359-010-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR "T"
359-010-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR "T"
359-010-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR "T"
359-010-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR "T"
359-010-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR "T"
359-010-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR "T"
359-010-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR "T"
359-010-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR "T"

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
359-020-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR W
359-020-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR W
359-020-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR W
359-020-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR W
359-020-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR W
359-020-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR W
359-020-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR W
359-020-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR W
359-020-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR W
359-020-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR W
359-020-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR W
359-020-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 34 HIGHLAND RESERVE WEST PA
359-020-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR L 24 HIGHLAND RESERVE WEST PAR
359-020-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	L 23 & P L 24 HIGHLAND RESERVE WEST
359-020-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	L3 HIGHLND RES WEST W-92 & POR L 47
359-020-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	L5 HIGHLND RES WEST W-92 & POR L47
359-020-044-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	L6 HIGHLND RES WEST W-92 & POR L47
359-030-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR W
359-030-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR W
359-030-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR W
359-030-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR W
359-030-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR W
359-030-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR W
359-030-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR W
359-030-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR W
359-030-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR W
359-030-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR W
359-030-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR W
359-030-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR W
359-030-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR W
359-030-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR W
359-030-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR W
359-030-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR W
359-030-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR W
359-030-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR W
359-030-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR W
359-040-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PCL R M
359-040-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PCL R M
359-040-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PCL R M
359-040-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PCL R M
359-040-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PCL R M
359-040-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PCL R M
359-040-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PCL R M
359-040-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PCL R M
359-040-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PCL R M
359-040-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PCL R
359-040-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PCL R

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
359-040-059-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST PCL R
359-040-060-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST PCL R
359-040-061-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RESERVE WEST PCL R
359-040-062-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RESERVE WEST PCL R
359-040-063-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RESERVE WEST PCL R
359-040-064-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 HIGHLAND RESERVE WEST PCL R
359-040-065-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RESERVE WEST PCL R
359-040-066-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RESERVE WEST PCL R
359-040-067-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RESERVE WEST PCL R
359-040-068-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RESERVE WEST PCL R
359-040-069-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 HIGHLAND RESERVE WEST PCL R
359-040-070-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 HIGHLAND RESERVE WEST PCL R
359-040-071-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 HIGHLAND RESERVE WEST PCL R
359-040-072-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Landscaping	LOT A PUBLIC UTILITY/LANDSCAPE EASE
359-040-073-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Landscaping	LOT B PUBLIC UTILITY/LANDSCAPE EASE
359-050-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 PROMONTORY POINTE UNIT #2 SUB
359-050-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 PROMONTORY POINTE UNIT #2 SUB
359-050-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 PROMONTORY POINTE UNIT #2 SUB
359-050-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 PROMONTORY POINTE UNIT #2 SUB
359-050-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 PROMONTORY POINTE UNIT #2 SUB
359-050-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 PROMONTORY POINTE UNIT #2 SUB
359-050-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 PROMONTORY POINTE UNIT #2 SUB
359-050-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 PROMONTORY POINTE UNIT #2 SUB
359-050-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 PROMONTORY POINTE UNIT #2 SUB
359-050-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 PROMONTORY POINTE UNIT #2 SU
359-050-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 PROMONTORY POINTE UNIT #2 SU
359-050-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 PROMONTORY POINTE UNIT #2 SU
359-050-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 PROMONTORY POINTE UNIT #2 SU
359-050-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 PROMONTORY POINTE UNIT #2 SU
359-050-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 PROMONTORY POINTE UNIT #2 SU
359-050-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 PROMONTORY POINTE UNIT #2 SU
359-050-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 PROMONTORY POINTE UNIT #2 SU
359-050-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 PROMONTORY POINTE UNIT #2 SU
359-050-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 PROMONTORY POINTE UNIT #2 SU
359-050-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 PROMONTORY POINTE UNIT #2 SU
359-050-021-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	P LOT A OPEN SPACE PROMONTORY POINT
359-050-022-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	LOT C OPEN SPACE PROMONTORY POINTE
359-060-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 PROMONTORY POINTE UNIT #2 SU
359-060-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 PROMONTORY POINTE UNIT #2 S
359-060-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 PROMONTORY POINTE UNIT #2 S
359-060-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 PROMONTORY POINTE UNIT #2 S
359-060-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 PROMONTORY POINTE UNIT #2 SU
359-060-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 PROMONTORY POINTE UNIT #2 SU
359-060-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 PROMONTORY POINTE UNIT #2 SU
359-060-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 PROMONTORY POINTE UNIT #2 S
359-060-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 PROMONTORY POINTE UNIT #2 S
359-060-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 PROMONTORY POINTE UNIT #2 S

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
359-060-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 PROMONTORY POINTE UNIT #2 S
359-060-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 PROMONTORY POINTE UNIT #2 S
359-060-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 PROMONTORY POINTE UNIT #2 S
359-060-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 PROMONTORY POINTE UNIT #2 S
359-060-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 PROMONTORY POINTE UNIT #2 S
359-060-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 PROMONTORY POINTE UNIT #2 S
359-060-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 PROMONTORY POINTE UNIT #2 S
359-060-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 PROMONTORY POINTE UNIT #2 S
359-060-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 PROMONTORY POINTE UNIT #2 SU
359-060-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 PROMONTORY POINTE UNIT #2 SU
359-060-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 PROMONTORY POINTE UNIT #2 SU
359-060-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 PROMONTORY POINTE UNIT #2 SU
359-060-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 PROMONTORY POINTE UNIT #2 SU
359-060-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 PROMONTORY POINTE UNIT #2 SU
359-060-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 PROMONTORY POINTE UNIT #2 SU
359-060-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 PROMONTORY POINTE UNIT #2 SU
359-060-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 PROMONTORY POINTE UNIT #2 SU
359-060-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 PROMONTORY POINTE UNIT #2 SU
359-060-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 PROMONTORY POINTE UNIT #2 SU
359-060-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 PROMONTORY POINTE UNIT #2 S
359-060-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 PROMONTORY POINTE UNIT #2 S
359-060-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 PROMONTORY POINTE UNIT #2 S
359-060-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 PROMONTORY POINTE UNIT #2 S
359-060-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 PROMONTORY POINTE UNIT #2 S
359-060-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 PROMONTORY POINTE UNIT #2 S
359-060-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 PROMONTORY POINTE UNIT #2 S
359-060-037-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	P LOT A OPEN SPACE PROMONTORY POINT
359-060-038-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	LOT B OPEN SPACE PROMONTORY POINTE
360-010-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR I
360-010-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR I
360-010-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR I
360-010-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR I
360-010-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR I
360-010-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR I
360-010-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR I
360-010-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR I
360-010-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR I
360-010-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR I
360-010-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR I
360-010-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR I
360-010-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR I
360-010-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR I
360-010-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR I
360-010-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR I
360-010-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR I
360-010-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR I
360-010-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR I

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City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
360-030-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR D
360-030-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR D
360-030-041-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT A OPEN SPACE MOR W-50
360-040-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR E
360-040-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR E
360-040-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR E
360-040-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR E
360-040-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR E
360-040-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR E
360-040-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR E
360-040-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR E
360-040-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR E
360-040-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR E
360-040-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR E
360-040-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR E
360-040-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR E
360-040-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR E
360-040-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR E
360-040-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR E
360-040-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR E
360-040-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR E
360-040-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR E
360-040-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR E
360-040-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR E
360-040-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR E
360-040-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR E
360-040-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR E
360-040-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR E
360-040-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR E
360-040-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR E
360-040-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR E
360-040-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR E
360-040-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR E
360-040-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR E
360-040-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR E
360-040-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR E
360-040-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR E
360-040-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR E
360-040-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR E
360-040-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RESERVE WEST PAR E
360-040-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 HIGHLAND RESERVE WEST PAR E
360-040-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RESERVE WEST PAR E
360-040-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RESERVE WEST PAR E
360-040-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RESERVE WEST PAR E
360-040-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RESERVE WEST PAR E
360-040-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 HIGHLAND RESERVE WEST PAR E
360-040-044-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR E

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
360-051-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PCLS F
360-051-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PCLS F
360-051-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PCLS F
360-051-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PCLS F
360-051-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PCLS F
360-051-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PCLS F
360-051-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PCLS F
360-051-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PCLS F
360-051-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PCLS F
360-051-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PCLS F
360-051-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PCLS F
360-051-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PCLS F
360-051-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PCLS F
360-051-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PCLS F
360-051-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PCLS F
360-051-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PCLS F
360-051-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PCLS F
360-051-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PCLS F
360-051-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PCLS F
360-051-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PCLS F
360-051-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PCLS F
360-051-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PCLS F
360-051-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PCLS F
360-051-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PCLS F
360-051-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PCLS F
360-051-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PCLS F
360-051-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PCLS F
360-051-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST PCLS F
360-051-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PCLS F
360-051-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PCLS F
360-051-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PCLS F
360-051-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PCLS F
360-051-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PCLS F
360-051-036-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Drainage Easement	LOT A DRAINAGE EASEMENT X-62
360-051-037-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT B OPEN SPACE X-62
360-051-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 & P 31 HIGHLAND RESV WEST PC
360-051-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 31 HIGHLAND RESV WEST PCLS
360-052-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PCLS F
360-052-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PCLS F
360-052-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PCLS F
360-052-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PCLS F
360-052-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST PCLS F
360-052-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PCLS F
360-052-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PCLS F
360-052-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST PCLS F
360-052-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST PCLS F
360-052-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST PCLS F

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360-052-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST PCLS F
360-052-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST PCLS F
360-052-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST PCLS F
360-052-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE WEST PCLS F
360-052-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RESERVE WEST PCLS F
360-052-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST PCLS F
360-052-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST PCLS F
360-052-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RESERVE WEST PCLS F
360-052-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 42 HIGHLAND RESV WEST PCLS
360-052-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 & P 42 HIGHLAND RESV WEST P
360-053-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RESERVE WEST PCLS F
360-053-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RESERVE WEST PCLS F
360-053-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 HIGHLAND RESERVE WEST PCLS F
360-053-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RESERVE WEST PCLS F
360-053-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RESERVE WEST PCLS F
360-053-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RESERVE WEST PCLS F
360-053-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RESERVE WEST PCLS F
360-053-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 HIGHLAND RESERVE WEST PCLS F
360-053-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 HIGHLAND RESERVE WEST PCLS F
360-053-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 HIGHLAND RESERVE WEST PCLS F
360-053-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 72 HIGHLAND RESERVE WEST PCLS F
360-053-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 73 HIGHLAND RESERVE WEST PCLS F
360-053-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 74 HIGHLAND RESERVE WEST PCLS F
360-053-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 HIGHLAND RESERVE WEST PCLS F
360-053-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 HIGHLAND RESERVE WEST PCLS F
360-053-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 HIGHLAND RESERVE WEST PCLS F
360-053-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 HIGHLAND RESERVE WEST PCLS F
360-053-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 HIGHLAND RESERVE WEST PCLS F
360-053-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 80 HIGHLAND RESERVE WEST PCLS F
360-053-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 81 HIGHLAND RESERVE WEST PCLS F
360-053-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 82 HIGHLAND RESERVE WEST PCLS F
360-053-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 83 HIGHLAND RESERVE WEST PCLS F
360-054-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 84 HIGHLAND RESERVE WEST PCLS F
360-054-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 85 HIGHLAND RESERVE WEST PCLS F
360-054-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 86 HIGHLAND RESERVE WEST PCLS F
360-054-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 89 HIGHLAND RESERVE WEST PCLS F
360-054-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 90 HIGHLAND RESERVE WEST PCLS F
360-054-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 91 HIGHLAND RESERVE WEST PCLS F
360-054-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 92 HIGHLAND RESERVE WEST PCLS F
360-054-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 87 HIGHLAND RESERVE WEST PA
360-054-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 88&P 87 HIGHLAND RESERVE WEST P
360-055-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 101 HIGHLAND RESERVE WEST PCLS
360-055-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 102 HIGHLAND RESERVE WEST PCLS
360-055-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 103 HIGHLAND RESERVE WEST PCLS
360-055-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 104 HIGHLAND RESERVE WEST PCLS
360-055-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 105 HIGHLAND RESERVE WEST PCLS
360-055-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 106 HIGHLAND RESERVE WEST PCLS

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
360-055-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 107 HIGHLAND RESERVE WEST PCLS
360-055-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 108 HIGHLAND RESERVE WEST PCLS
360-055-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 109 HIGHLAND RESERVE WEST PCLS
360-055-010-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	POR LOT C OPEN SPACE X-62
360-060-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PCLS F
360-060-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PCLS F
360-060-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PCLS F
360-060-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PCLS F
360-060-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PCLS F
360-060-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PCLS F
360-060-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 93 HIGHLAND RESERVE WEST PCLS F
360-060-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 94 HIGHLAND RESERVE WEST PCLS F
360-060-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 95 HIGHLAND RESERVE WEST PCLS F
360-060-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 96 HIGHLAND RESERVE WEST PCLS F
360-060-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 97 HIGHLAND RESERVE WEST PCLS F
360-060-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 98 HIGHLAND RESERVE WEST PCLS F
360-060-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 99 HIGHLAND RESERVE WEST PCLS F
360-060-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 100 HIGHLAND RESERVE WEST PCLS
360-060-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 110 HIGHLAND RESERVE WEST PCLS
360-060-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 111 HIGHLAND RESERVE WEST PCLS
360-060-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 112 HIGHLAND RESERVE WEST PCLS
360-060-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 113 HIGHLAND RESERVE WEST PCLS
360-060-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 114 HIGHLAND RESERVE WEST PCLS
360-060-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 115 HIGHLAND RESERVE WEST PCLS
360-060-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 116 HIGHLAND RESERVE WEST PCLS
360-060-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 117 HIGHLAND RESERVE WEST PCLS
360-060-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 118 HIGHLAND RESERVE WEST PCLS
360-060-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 119 HIGHLAND RESERVE WEST PCLS
360-060-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 120 HIGHLAND RESERVE WEST PCLS
360-060-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 121 HIGHLAND RESERVE WEST PCLS
360-060-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 122 HIGHLAND RESERVE WEST PCLS
360-060-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 123 HIGHLAND RESERVE WEST PCLS
360-060-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 124 HIGHLAND RESERVE WEST PCLS
360-060-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 125 HIGHLAND RESERVE WEST PCLS
360-060-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 126 HIGHLAND RESERVE WEST PCLS
360-060-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 127 HIGHLAND RESERVE WEST PCLS
360-060-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 128 HIGHLAND RESERVE WEST PCLS
360-060-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 129 HIGHLAND RESERVE WEST PCLS
360-060-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 130 HIGHLAND RESERVE WEST PCLS
360-060-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 131 HIGHLAND RESERVE WEST PCLS
360-060-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 132 HIGHLAND RESERVE WEST PCLS
360-060-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 133 HIGHLAND RESERVE WEST PCLS
360-060-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 134 HIGHLAND RESERVE WEST PCLS
360-060-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 135 HIGHLAND RESERVE WEST PCLS
360-060-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 136 HIGHLAND RESERVE WEST PCLS
360-060-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 137 HIGHLAND RESERVE WEST PCLS
360-060-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 138 HIGHLAND RESERVE WEST PCLS

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
360-060-044-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 139 HIGHLAND RESERVE WEST PCLS
360-060-045-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 140 HIGHLAND RESERVE WEST PCLS
360-060-046-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 141 HIGHLAND RESERVE WEST PCLS
360-060-047-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 142 HIGHLAND RESERVE WEST PCLS
360-060-048-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 143 HIGHLAND RESERVE WEST PCLS
360-060-049-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 144 HIGHLAND RESERVE WEST PCLS
360-060-050-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 145 HIGHLAND RESERVE WEST PCLS
360-060-051-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 146 HIGHLAND RESERVE WEST PCLS
360-060-052-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 147 HIGHLAND RESERVE WEST PCLS
360-060-053-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 148 HIGHLAND RESERVE WEST PCLS
360-060-054-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 149 HIGHLAND RESERVE WEST PCLS
360-060-055-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 150 HIGHLAND RESERVE WEST PCLS
360-060-056-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	POR LOT C OPEN SPACE X-62
360-060-057-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT D OPEN SPACE X-62
360-060-058-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	LOT E OPEN SPACE X-62
361-010-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1111THE RESERVES@GALLERIA PH3 CON
361-010-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1112 THE RESERVES@GALLERIA PH3 CO
361-010-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1113THE RESERVES@GALLERIA PH3 CON
361-010-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1114THE RESERVES@GALLERIA PH3 CON
361-010-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1121THE RESERVES@GALLERIA PH3 CON
361-010-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1122THE RESERVES@GALLERIA PH3 CON
361-010-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1123THE RESERVES@GALLERIA PH3 CON
361-010-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1124THE RESERVES@GALLERIA PH3 CON
361-010-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1211THE RESERVES@GALLERIA PH3 CON
361-010-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1212 THE RESERVES@GALLERIA PH3 CO
361-010-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1213THE RESERVES@GALLERIA PH3 C
361-010-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1214THE RESERVES@GALLERIA PH3 CON
361-010-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1221THE RESERVES@GALLERIA PH3 CON
361-010-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1222THE RESERVES@GALLERIA PH3 CON
361-010-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1223THE RESERVES@GALLERIA PH3 CON
361-010-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1224THE RESERVES@GALLERIA PH3 CON
361-010-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1311THE RESERVES@GALLERIA PH3 CON
361-010-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1312THE RESERVES@GALLERIA PH3 CON
361-010-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1313 HE RESERVES@GALLERIA PH3 CON
361-010-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1314THE RESERVES@GALLERIA PH3 CON
361-010-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1321THE RESERVES@GALLERIA PH3 CON
361-010-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L1322 THE RESERVES@GALLERIA PH3 CON
361-010-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1323THE RESERVES@GALLERIA PH3 CON
361-010-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1324THE RESERVES@GALLERIA PH3 CON
361-010-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1411THE RESERVES@GALLERIA PH3 CON
361-010-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1412THE RESERVES@GALLERIA PH3 CON
361-010-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1413THE RESERVES@GALLERIA PH3 CON
361-010-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1414THE RESERVES@GALLERIA PH3 CON
361-010-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1421THE RESERVES@GALLERIA PH3 CON
361-010-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1422THE RESERVES@GALLERIA PH3 CON
361-010-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1423THE RESERVES@GALLERIA PH3 CON
361-010-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1424THE RESERVES@GALLERIA PH3 C

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361-010-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1511THE RESERVES@GALLERIA PH3 C
361-010-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1512THE RESERVES@GALLERIA PH3 C
361-010-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1513THE RESERVES@GALLERIA PH3 C
361-010-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1514THE RESERVES@GALLERIA PH3 C
361-010-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1521THE RESERVES@GALLERIA PH3 C
361-010-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1522THE RESERVES@GALLERIA PH3 C
361-010-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1523THE RESERVES@GALLERIA PH3 C
361-010-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1524THE RESERVES@GALLERIA PH3 C
361-010-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1611THE RESERVES@GALLERIA PH3 C
361-010-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1612THE RESERVES@GALLERIA PH3 C
361-010-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1613THE RESERVES@GALLERIA PH3 C
361-010-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1614THE RESERVES@GALLERIA PH3 C
361-010-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1621THE RESERVES@GALLERIA PH3 C
361-010-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1622THE RESERVES@GALLERIA PH3 C
361-010-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1623THE RESERVES@GALLERIA PH3 C
361-010-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1624 THE RESEVES@GALLERIA PH3 C
361-010-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1711THE RESERVES@GALLERIA PH3 C
361-010-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1712THE RESERVES@GALLERIA PH3 C
361-010-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1713THE RESERVES@GALLERIA PH3 C
361-010-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1714THE RESERVES@GALLERIA PH3 C
361-010-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1721THE RESERVES@GALLERIA PH3 C
361-010-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1722THE RESERVES@GALLERIA PH3 C
361-010-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1723THE RESERVES@GALLERIA PH3 C
361-010-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1724THE RESERVES@GALLERIA PH3 C
361-010-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1811THE RESERVES@GALLERIA PH3 C
361-010-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1812THE RESERVES@GALLERIA PH3 C
361-010-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1813THE RESERVES@GALLERIA PH3 C
361-010-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1814THE RESERVES@GALLERIA PH3 C
361-010-061-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1821THE RESERVES@GALLERIA PH3 C
361-010-062-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1822THE RESERVES@GALLERIA PH3 C
361-010-063-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1823 HE RESERVES@GALLERIA PH3 C
361-010-064-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LOT 1824THE RESERVES@GALLERIA PH3 C
361-010-065-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	1.0 AC LOT 6 COMMON AREA THE RESERV
361-010-066-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LOT 8 COMMON AREA THE RESERVES@GALL
361-010-067-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LOT 9 COMMON AREA THE RESERVES@GALL
361-020-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 811 THE RESERVES @ GALLERIA PH2 C
361-020-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 812 THE RESERVES @ GALLERIA PH2 C
361-020-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 813 THE RESERVES @ GALLERIA PH2 C
361-020-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 814 THE RESERVES @ GALLERIA PH2 C
361-020-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 821 THE RESERVES @ GALLERIA PH2 C
361-020-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 822 THE RESERVES @ GALLERIA PH2 C
361-020-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 823 THE RESERVES @ GALLERIA PH2 C
361-020-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 824 THE RESERVES @ GALLERIA PH2 C
361-020-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 911 THE RESERVES @ GALLERIA PH2 C
361-020-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 913 THE RESERVES @ GALLERIA PH2 C
361-020-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1011 THE RESERVES@ GALLERIA PH2 C
361-020-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1012 THE RESERVES@ GALLERIA PH2 C

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-020-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1013 THE RESERVES@ GALLERIA PH2 C
361-020-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1014 THE RESERVES@ GALLERIA PH2 C
361-020-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1021 THE RESERVES@ GALLERIA PH2 C
361-020-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1022 THE RESERVES@ GALLERIA PH2 C
361-020-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1023 THE RESERVES@ GALLERIA PH2 C
361-020-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1024 THE RESERVES@ GALLERIA PH2 C
361-020-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1911 THE RESERVES@ GALLERIA PH2 C
361-020-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1912 THE RESERVES@ GALLERIA PH2 C
361-020-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1913 THE RESERVES@ GALLERIA PH2 C
361-020-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1914 THE RESERVES@ GALLERIA PH2 C
361-020-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1921 THE RESERVES@ GALLERIA PH2 C
361-020-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1922 THE RESERVES@ GALLERIA PH2 C
361-020-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1923 THE RESERVES@ GALLERIA PH2 C
361-020-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 1924 THE RESERVES@ GALLERIA PH2 C
361-020-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2011 THE RESERVES@ GALLERIA PH2 C
361-020-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2012 THE RESERVES@ GALLERIA PH2 C
361-020-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2013 THE RESERVES@ GALLERIA PH2 C
361-020-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2014 THE RESERVES@ GALLERIA PH2 C
361-020-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2021 THE RESERVES@ GALLERIA PH2 C
361-020-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2022 THE RESERVES@ GALLERIA PH2 C
361-020-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2023 THE RESERVES@ GALLERIA PH2 C
361-020-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2024 THE RESERVES@ GALLERIA PH2 C
361-020-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2111 THE RESERVES@ GALLERIA PH2 C
361-020-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2112 THE RESERVES@ GALLERIA PH2 C
361-020-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2113 THE RESERVES@ GALLERIA PH2 C
361-020-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2114 THE RESERVES@ GALLERIA PH2 C
361-020-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2121 THE RESERVES@ GALLERIA PH2 C
361-020-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2122 THE RESERVES@ GALLERIA PH2 C
361-020-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2123 THE RESERVES@ GALLERIA PH2 C
361-020-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2124 THE RESERVES@ GALLERIA PH2 C
361-020-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2211 THE RESERVES@ GALLERIA PH2 C
361-020-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2212 THE RESERVES@ GALLERIA PH2 C
361-020-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2213 THE RESERVES@ GALLERIA PH2 C
361-020-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2214 THE RESERVES@ GALLERIA PH2 C
361-020-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2221 THE RESERVES@ GALLERIA PH2 C
361-020-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2222 THE RESERVES@ GALLERIA PH2 C
361-020-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2223 THE RESERVES@ GALLERIA PH2 C
361-020-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2224 THE RESERVES@ GALLERIA PH2 C
361-020-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2311 THE RESERVES@ GALLERIA PH2 C
361-020-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2312 THE RESERVES@ GALLERIA PH2 C
361-020-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2313 THE RESERVES@ GALLERIA PH2 C
361-020-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2314 THE RESERVES@ GALLERIA PH2 C
361-020-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2321 THE RESERVES@ GALLERIA PH2 C
361-020-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2322 THE RESERVES@ GALLERIA PH2 C
361-020-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2323 THE RESERVES@ GALLERIA PH2 C
361-020-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2324 THE RESERVES@ GALLERIA PH2 C
361-020-059-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LOT 5 COMMON AREA THE RESERVES @ GA

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-020-060-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LOT 7 COMMON AREA THE RESERVES @ GA
361-020-061-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	1.1 AC LT 10 COMMON AREA THE RESERV
361-030-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 211 THE RESERVES@GALLERIA PH 1B C
361-030-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 212 THE RESERVES@GALLERIA PH 1B C
361-030-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 213 THE RESERVES@GALLERIA PH 1B C
361-030-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 214 THE RESERVES@GALLERIA PH 1B C
361-030-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 221 THE RESERVES@GALLERIA PH 1B C
361-030-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 222 THE RESERVES@GALLERIA PH 1B C
361-030-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 223 THE RESERVES@GALLERIA PH 1B C
361-030-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 224 THE RESERVES@GALLERIA PH 1B C
361-030-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 311 THE RESERVES@GALLERIA PH 1B C
361-030-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 312 THE RESERVES@GALLERIA PH 1B C
361-030-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 313 THE RESERVES@GALLERIA PH 1B C
361-030-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 314 THE RESERVES@GALLERIA PH 1B C
361-030-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 321 THE RESERVES@GALLERIA PH 1B C
361-030-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 322 THE RESERVES@GALLERIA PH 1B C
361-030-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 323 THE RESERVES@GALLERIA PH 1B C
361-030-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 324 THE RESERVES@GALLERIA PH 1B C
361-030-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 411 THE RESERVES@GALLERIA PH 1B C
361-030-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 412 THE RESERVES@GALLERIA PH 1B C
361-030-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 413 THE RESERVES@GALLERIA PH 1B C
361-030-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 414 THE RESERVES@GALLERIA PH 1B C
361-030-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 421 THE RESERVES@GALLERIA PH 1B C
361-030-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 422 THE RESERVES@GALLERIA PH 1B C
361-030-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 423 THE RESERVES@GALLERIA PH 1B C
361-030-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 424 THE RESERVES@GALLERIA PH 1B C
361-030-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 511 THE RESERVES@GALLERIA PH 1B C
361-030-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 512 THE RESERVES@GALLERIA PH 1B C
361-030-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 513 THE RESERVES@GALLERIA PH 1B C
361-030-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 514 THE RESERVES@GALLERIA PH 1B C
361-030-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 521 THE RESERVES@GALLERIA PH 1B C
361-030-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 522 THE RESERVES@GALLERIA PH 1B C
361-030-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 523 THE RESERVES@GALLERIA PH 1B C
361-030-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 524 THE RESERVES@GALLERIA PH 1B C
361-030-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 611 THE RESERVES@GALLERIA PH 1B C
361-030-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 612 THE RESERVES@GALLERIA PH 1B C
361-030-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 613 THE RESERVES@GALLERIA PH 1B C
361-030-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 614 THE RESERVES@GALLERIA PH 1B C
361-030-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 621 THE RESERVES@GALLERIA PH 1B C
361-030-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 622 THE RESERVES@GALLERIA PH 1B C
361-030-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 623 THE RESERVES@GALLERIA PH 1B C
361-030-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 624 THE RESERVES@GALLERIA PH 1B C
361-030-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 711 THE RESERVES@GALLERIA PH 1B C
361-030-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 712 THE RESERVES@GALLERIA PH 1B C
361-030-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 713 THE RESERVES@GALLERIA PH 1B C
361-030-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 714 THE RESERVES@GALLERIA PH 1B C
361-030-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 721 THE RESERVES@GALLERIA PH 1B C

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361-030-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 722 THE RESERVES@GALLERIA PH 1B C
361-030-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 723 THE RESERVES@GALLERIA PH 1B C
361-030-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 724 THE RESERVES@GALLERIA PH 1B C
361-030-049-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	1.1 AC L 2 COMMON AREA THE RESERVES
361-030-050-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	1.4 AC L 3 COMMON AREA THE RESERVES
361-040-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2411 THE RESERVES@GALLERIA PH1A C
361-040-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2412 THE RESERVES@GALLERIA PH1A C
361-040-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2413 THE RESERVES@GALLERIA PH1A C
361-040-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2414 THE RESERVES@GALLERIA PH1A C
361-040-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2421 THE RESERVES@GALLERIA PH1A C
361-040-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2422 THE RESERVES@GALLERIA PH1A C
361-040-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2423 THE RESERVES@GALLERIA PH1A C
361-040-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2424 THE RESERVES@GALLERIA PH1A C
361-040-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2511 THE RESERVES@GALLERIA PH1A C
361-040-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2512 THE RESERVES@GALLERIA PH1A C
361-040-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2513 THE RESERVES@GALLERIA PH1A C
361-040-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2514 THE RESERVES@GALLERIA PH1A C
361-040-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2521 THE RESERVES@GALLERIA PH1A C
361-040-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2522 THE RESERVES@GALLERIA PH1A C
361-040-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2523 THE RESERVES@GALLERIA PH1A C
361-040-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2524 THE RESERVES@GALLERIA PH1A C
361-040-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2611 THE RESERVES@GALLERIA PH1A C
361-040-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2612 THE RESERVES@GALLERIA PH1A C
361-040-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2613 THE RESERVES@GALLERIA PH1A C
361-040-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2614 THE RESERVES@GALLERIA PH1A C
361-040-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2621 THE RESERVES@GALLERIA PH1A C
361-040-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2622 THE RESERVES@GALLERIA PH1A C
361-040-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2623 THE RESERVES@GALLERIA PH1A C
361-040-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	U 2624 THE RESERVES@GALLERIA PH1A C
361-040-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2711 THE RESERVES@GALLERIA PH1A C
361-040-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2712 THE RESERVES@GALLERIA PH1A C
361-040-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2713 THE RESERVES@GALLERIA PH1A C
361-040-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2714 THE RESERVES@GALLERIA PH1A C
361-040-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2721 THE RESERVES@GALLERIA PH1A C
361-040-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2722 THE RESERVES@GALLERIA PH1A C
361-040-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2723 THE RESERVES@GALLERIA PH1A C
361-040-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	L 2724 THE RESERVES@GALLERIA PH1A C
361-040-033-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	1.1 AC LT 1 COMMON AREA THE RESERVE
361-040-034-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	L 3 COMMON AREA THE RESERVES @ GALL
361-050-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 211 VILLAGE OF THE GALLERIA CON
361-050-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 212 VILLAGE OF THE GALLERIA CON
361-050-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 213 VILLAGE OF THE GALLERIA CON
361-050-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 214 VILLAGE OF THE GALLERIA CON
361-050-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 215 VILLAGE OF THE GALLERIA CON
361-050-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 216 VILLAGE OF THE GALLERIA CON
361-050-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 217 VILLAGE OF THE GALLERIA CON
361-050-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 218 VILLAGE OF THE GALLERIA CON

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-050-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 221 VILLAGE OF THE GALLERIA CON
361-050-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 222 VILLAGE OF THE GALLERIA CON
361-050-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 223 VLG OFTHE GALLERIA CONDO PL
361-050-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 224 VLG OFTHE GALLERIA CONDO PL
361-050-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 225 VLG OFTHE GALLERIA CONDO PL
361-050-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 226VLG OFTHE GALLERIA CONDO PLN
361-050-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 227 VLG OFTHE GALLERIA CONDO PL
361-050-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 228 VLG OFTHE GALLERIA CONDO PL
361-050-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 233 VLG OFTHE GALLERIA CONDO PL
361-050-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 234 VLG OFTHE GALLERIA CONDO PL
361-050-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 235 VLG OFTHE GALLERIA CONDO PL
361-050-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 236 VLG OFTHE GALLERIA CONDO PL
361-050-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 411 VLG OFTHE GALLERIA CONDO PL
361-050-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 412 VLG OFTHE GALLERIA CONDO PL
361-050-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 413 VLG OFTHE GALLERIA CONDO PL
361-050-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 414 VLG OFTHE GALLERIA CONDO PL
361-050-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 415 VLG OFTHE GALLERIA CONDO PL
361-050-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 416 VLG OFTHE GALLERIA CONDO PL
361-050-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 417 VLG OFTHE GALLERIA CONDO PL
361-050-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 418 VLG OFTHE GALLERIA CONDO PL
361-050-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 421 VLG OFTHE GALLERIA CONDO PL
361-050-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 422 VLG OFTHE GALLERIA CONDO PL
361-050-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 423 VLG OFTHE GALLERIA CONDO PL
361-050-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 424 VLG OFTHE GALLERIA CONDO PL
361-050-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 425 VLG OFTHE GALLERIA CONDO PL
361-050-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 426 VLG OFTHE GALLERIA CONDO PL
361-050-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 427 VLG OFTHE GALLERIA CONDO PL
361-050-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 428 VLG OFTHE GALLERIA CONDO PL
361-050-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 433 VLG OFTHE GALLERIA CONDO PL
361-050-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 434VLG OFTHE GALLERIA CONDO PLN
361-050-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 435 VLG OFTHE GALLERIA CONDO PL
361-050-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 436 VLG OFTHE GALLERIA CONDO PL
361-050-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 611 VLG OFTHE GALLERIA CONDO PL
361-050-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 612 VLG OFTHE GALLERIA CONDO PL
361-050-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 613 VLG OFTHE GALLERIA CONDO PL
361-050-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 614 VLG OFTHE GALLERIA CONDO PL
361-050-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 615 VLG OFTHE GALLERIA CONDO PL
361-050-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 616 VLG OFTHE GALLERIA CONDO PL
361-050-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 617 VLG OFTHE GALLERIA CONDO PL
361-050-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 618 VLG OFTHE GALLERIA CONDO PL
361-050-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 621 VLG OFTHE GALLERIA CONDO PL
361-050-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 622 VLG OFTHE GALLERIA CONDO PL
361-050-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 623 VLG OFTHE GALLERIA CONDO PL
361-050-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 624 VLG OFTHE GALLERIA CONDO PL
361-050-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 625 VLG OFTHE GALLERIA CONDO PL
361-050-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 626 VLG OFTHE GALLERIA CONDO PL
361-050-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 627 VLG OFTHE GALLERIA CONDO PL

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-050-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 628 VLG OFTHE GALLERIA CONDO PL
361-050-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 633 VLG OFTHE GALLERIA CONDO PL
361-050-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 634 VLG OFTHE GALLERIA CONDO PL
361-050-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 635 VLG OFTHE GALLERIA CONDO PL
361-050-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 636 VLG OFTHE GALLERIA CONDO PL
361-050-061-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA2 COM AREA VLG OFTHE GALRIA COND
361-050-062-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA4 COM AREA VLG OFTHE GALRIA COND
361-050-063-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA6 COM AREA VLG OFTHE GALRIA COND
361-050-064-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-B COM AREA VLG OF GALRIA COND
361-060-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 511 VLG OFTHE GALLERIA CONDO PL
361-060-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 512 VLG OFTHE GALLERIA CONDO PL
361-060-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 513 VLG OFTHE GALLERIA CONDO PL
361-060-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 514 VLG OFTHE GALLERIA CONDO PL
361-060-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 515 VLG OFTHE GALLERIA CONDO PL
361-060-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 516 VLG OFTHE GALLERIA CONDO PL
361-060-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 517 VLG OFTHE GALLERIA CONDO PL
361-060-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 518 VLG OFTHE GALLERIA CONDO PL
361-060-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 521 VLG OFTHE GALLERIA CONDO PL
361-060-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 522 VLG OFTHE GALLERIA CONDO PL
361-060-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 523 VLG OFTHE GALLERIA CONDO PL
361-060-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 524 VLG OFTHE GALLERIA CONDO PL
361-060-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 525 VLG OFTHE GALLERIA CONDO PL
361-060-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 526 VLG OFTHE GALLERIA CONDO PL
361-060-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 527 VLG OFTHE GALLERIA CONDO PL
361-060-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 528 VLG OFTHE GALLERIA CONDO PL
361-060-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 533 VLG OFTHE GALLERIA CONDO PL
361-060-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 534 VLG OFTHE GALLERIA CONDO PL
361-060-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 535 VLG OFTHE GALLERIA CONDO PL
361-060-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 536 VLG OFTHE GALLERIA CONDO PL
361-060-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 711 VLG OFTHE GALLERIA CONDO PL
361-060-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 712 VLG OFTHE GALLERIA CONDO PL
361-060-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 713 VLG OFTHE GALLERIA CONDO PL
361-060-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 714 VLG OFTHE GALLERIA CONDO PL
361-060-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 715 VLG OFTHE GALLERIA CONDO PL
361-060-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 716 VLG OFTHE GALLERIA CONDO PL
361-060-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 717 VLG OFTHE GALLERIA CONDO PL
361-060-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 718 VLG OFTHE GALLERIA CONDO PL
361-060-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 721 VLG OFTHE GALLERIA CONDO PL
361-060-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 722 VLG OFTHE GALLERIA CONDO PL
361-060-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 723 VLG OFTHE GALLERIA CONDO PL
361-060-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 724 VLG OFTHE GALLERIA CONDO PL
361-060-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 725 VLG OFTHE GALLERIA CONDO PL
361-060-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 726 VLG OFTHE GALLERIA CONDO PL
361-060-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 727 VLG OFTHE GALLERIA CONDO PL
361-060-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 728 VLG OFTHE GALLERIA CONDO PL
361-060-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 733 VLG OFTHE GALLERIA CONDO PL
361-060-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 734 VLG OFTHE GALLERIA CONDO PL

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-060-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 735 VLG OFTHE GALLERIA CONDO PL
361-060-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 736 VLG OFTHE GALLERIA CONDO PL
361-060-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 911 VLG OFTHE GALLERIA CONDO PL
361-060-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 912 VLG OFTHE GALLERIA CONDO PL
361-060-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 913 VLG OFTHE GALLERIA CONDO PL
361-060-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 914 VLG OFTHE GALLERIA CONDO PL
361-060-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 915 VLG OFTHE GALLERIA CONDO PL
361-060-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 916 VLG OFTHE GALLERIA CONDO PL
361-060-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 917 VLG OFTHE GALLERIA CONDO PL
361-060-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 918 VLG OFTHE GALLERIA CONDO PL
361-060-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 921 VLG OFTHE GALLERIA CONDO PL
361-060-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 922 VLG OFTHE GALLERIA CONDO PL
361-060-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 923 VLG OFTHE GALLERIA CONDO PL
361-060-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 924 VLG OFTHE GALLERIA CONDO PL
361-060-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 925 VLG OFTHE GALLERIA CONDO PL
361-060-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 926 VLG OFTHE GALLERIA CONDO PL
361-060-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 927 VLG OFTHE GALLERIA CONDO PL
361-060-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 928 VLG OFTHE GALLERIA CONDO PL
361-060-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 933 VLG OFTHE GALLERIA CONDO PL
361-060-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 934 VLG OFTHE GALLERIA CONDO PL
361-060-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 935 VLG OFTHE GALLERIA CONDO PL
361-060-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 936 VLG OFTHE GALLERIA CONDO PL
361-060-061-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 811 VLG OFTHE GALLERIA CONDO PL
361-060-062-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 812 VLG OFTHE GALLERIA CONDO PL
361-060-063-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 813 VLG OFTHE GALLERIA CONDO PL
361-060-064-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 814 VLG OFTHE GALLERIA CONDO PL
361-060-065-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 815 VLG OFTHE GALLERIA CONDO PL
361-060-066-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 816 VLG OFTHE GALLERIA CONDO PL
361-060-067-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 817 VLG OFTHE GALLERIA CONDO PL
361-060-068-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 818 VLG OFTHE GALLERIA CONDO PL
361-060-069-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 821 VLG OFTHE GALLERIA CONDO PL
361-060-070-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 822 VLG OFTHE GALLERIA CONDO PL
361-060-071-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 823 VLG OFTHE GALLERIA CONDO PL
361-060-072-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 824 VLG OFTHE GALLERIA CONDO PL
361-060-073-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 825 VLG OFTHE GALLERIA CONDO PL
361-060-074-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 826 VLG OFTHE GALLERIA CONDO PL
361-060-075-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 827 VLG OFTHE GALLERIA CONDO PL
361-060-076-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 828 VLG OFTHE GALLERIA CONDO PL
361-060-077-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 833 VLG OFTHE GALLERIA CONDO PL
361-060-078-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 834 VLG OFTHE GALLERIA CONDO PL
361-060-079-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 835 VLG OFTHE GALLERIA CONDO PL
361-060-080-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 836 VLG OFTHE GALLERIA CONDO PL
361-060-081-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA5 COM AREA VLG OFTHE GALRIA COND
361-060-082-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA7 COM AREA VLG OFTHE GALRIA COND
361-060-083-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA8 COM AREA VLG OFTHE GALRIA COND
361-060-084-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA9 COM AREA VLG OFTHE GALRIA COND
361-060-085-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	ACAE COM AREA VLG OFTHE GALRIA COND

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-070-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1011 VLG OFTHE GALLERIA CONDO P
361-070-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1012 VLG OFTHE GALLERIA CONDO P
361-070-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1013 VLG OFTHE GALLERIA CONDO P
361-070-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1014 VLG OFTHE GALLERIA CONDO P
361-070-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1015 VLG OFTHE GALLERIA CONDO P
361-070-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1016 VLG OFTHE GALLERIA CONDO P
361-070-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1017 VLG OFTHE GALLERIA CONDO P
361-070-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1018 VLG OFTHE GALLERIA CONDO P
361-070-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1021 VLG OFTHE GALLERIA CONDO P
361-070-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1022 VLG OFTHE GALLERIA CONDO P
361-070-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1023 VLG OFTHE GALLERIA CONDO P
361-070-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1024 VLG OFTHE GALLERIA CONDO P
361-070-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1025 VLG OFTHE GALLERIA CONDO P
361-070-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1026 VLG OFTHE GALLERIA CONDO P
361-070-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1027 VLG OFTHE GALLERIA CONDO P
361-070-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1028 VLG OFTHE GALLERIA CONDO P
361-070-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1033 VLG OFTHE GALLERIA CONDO P
361-070-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1034 VLG OFTHE GALLERIA CONDO P
361-070-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1035 VLG OFTHE GALLERIA CONDO P
361-070-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1036 VLG OFTHE GALLERIA CONDO P
361-070-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1111 VLG OFTHE GALLERIA CONDO P
361-070-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1112 VLG OFTHE GALLERIA CONDO P
361-070-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1113 VLG OFTHE GALLERIA CONDO P
361-070-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1114 VLG OFTHE GALLERIA CONDO P
361-070-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1115 VLG OFTHE GALLERIA CONDO P
361-070-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1116 VLG OFTHE GALLERIA CONDO P
361-070-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1117 VLG OFTHE GALLERIA CONDO P
361-070-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1118 VLG OFTHE GALLERIA CONDO P
361-070-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1121 VLG OFTHE GALLERIA CONDO P
361-070-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1122 VLG OFTHE GALLERIA CONDO P
361-070-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1123 VLG OFTHE GALLERIA CONDO P
361-070-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1124 VLG OFTHE GALLERIA CONDO P
361-070-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1125 VLG OFTHE GALLERIA CONDO P
361-070-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1126 VLG OFTHE GALLERIA CONDO P
361-070-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1127 VLG OFTHE GALLERIA CONDO P
361-070-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1128 VLG OFTHE GALLERIA CONDO P
361-070-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1133 VLG OFTHE GALLERIA CONDO P
361-070-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1134 VLG OFTHE GALLERIA CONDO P
361-070-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1135 VLG OFTHE GALLERIA CONDO P
361-070-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1136 VLG OFTHE GALLERIA CONDO P
361-070-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1211 VLG OFTHE GALLERIA CONDO P
361-070-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1212 VLG OFTHE GALLERIA CONDO P
361-070-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1213 VLG OFTHE GALLERIA CONDO P
361-070-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1214 VLG OFTHE GALLERIA CONDO P
361-070-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1215 VLG OFTHE GALLERIA CONDO P
361-070-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1216 VLG OFTHE GALLERIA CONDO P
361-070-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1217 VLG OFTHE GALLERIA CONDO P

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-070-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1218 VLG OFTHE GALLERIA CONDO P
361-070-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1221 VLG OFTHE GALLERIA CONDO P
361-070-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1222 VLG OFTHE GALLERIA CONDO P
361-070-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1223 VLG OFTHE GALLERIA CONDO P
361-070-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1224 VLG OFTHE GALLERIA CONDO P
361-070-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1225 VLG OFTHE GALLERIA CONDO P
361-070-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1226 VLG OFTHE GALLERIA CONDO P
361-070-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1227 VLG OFTHE GALLERIA CONDO P
361-070-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1228 VLG OFTHE GALLERIA CONDO P
361-070-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1233 VLG OFTHE GALLERIA CONDO P
361-070-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1234 VLG OFTHE GALLERIA CONDO P
361-070-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1235 VLG OFTHE GALLERIA CONDO P
361-070-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1236 VLG OFTHE GALLERIA CONDO P
361-070-061-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-10 COM AREA VLG OFTHE GALRIA CO
361-070-062-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-11 COM AREA VLG OFTHE GALRIA CO
361-070-063-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-12 COM AREA VLG OFTHE GALRIA CO
361-070-064-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-B COM AREA VLG OF GALRIA COND
361-080-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1311 VLG OFTHE GALLERIA CONDO P
361-080-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1312 VLG OFTHE GALLERIA CONDO P
361-080-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1313 VLG OFTHE GALLERIA CONDO P
361-080-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1314 VLG OFTHE GALLERIA CONDO P
361-080-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1315 VLG OFTHE GALLERIA CONDO P
361-080-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1316 VLG OFTHE GALLERIA CONDO P
361-080-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1317 VLG OFTHE GALLERIA CONDO P
361-080-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1318 VLG OFTHE GALLERIA CONDO P
361-080-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1321 VLG OFTHE GALLERIA CONDO P
361-080-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1322 VLG OFTHE GALLERIA CONDO P
361-080-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1323 VLG OFTHE GALLERIA CONDO P
361-080-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1324 VLG OFTHE GALLERIA CONDO P
361-080-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1325 VLG OFTHE GALLERIA CONDO P
361-080-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1326 VLG OFTHE GALLERIA CONDO P
361-080-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1327 VLG OFTHE GALLERIA CONDO P
361-080-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1328 VLG OFTHE GALLERIA CONDO P
361-080-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1333 VLG OFTHE GALLERIA CONDO P
361-080-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1334 VLG OFTHE GALLERIA CONDO P
361-080-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1335 VLG OFTHE GALLERIA CONDO P
361-080-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1336 VLG OFTHE GALLERIA CONDO P
361-080-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1511 VLG OFTHE GALLERIA CONDO P
361-080-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1512 VLG OFTHE GALLERIA CONDO P
361-080-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1513 VLG OFTHE GALLERIA CONDO P
361-080-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1514 VLG OFTHE GALLERIA CONDO P
361-080-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1515 VLG OFTHE GALLERIA CONDO P
361-080-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1516 VLG OFTHE GALLERIA CONDO P
361-080-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1517 VLG OFTHE GALLERIA CONDO P
361-080-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1518 VLG OFTHE GALLERIA CONDO P
361-080-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1521 VLG OFTHE GALLERIA CONDO P
361-080-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1522 VLG OFTHE GALLERIA CONDO P

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-080-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1523 VLG OFTHE GALLERIA CONDO P
361-080-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1524 VLG OFTHE GALLERIA CONDO P
361-080-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1525 VLG OFTHE GALLERIA CONDO P
361-080-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1526 VLG OFTHE GALLERIA CONDO P
361-080-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1527 VLG OFTHE GALLERIA CONDO P
361-080-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1528 VLG OFTHE GALLERIA CONDO P
361-080-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1533 VLG OFTHE GALLERIA CONDO P
361-080-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1534 VLG OFTHE GALLERIA CONDO P
361-080-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1535 VLG OFTHE GALLERIA CONDO P
361-080-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1536 VLG OFTHE GALLERIA CONDO P
361-080-041-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-13 COM AREA VLG OFTHE GALRIA CO
361-080-042-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-15 COM AREA VLG OFTHE GALRIA CO
361-080-043-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-A COM AREA VLG OF GALRIA COND
361-080-044-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-B COM AREA VLG OF GALRIA COND
361-090-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1411 VLG OFTHE GALLERIA CONDO P
361-090-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1412 VLG OFTHE GALLERIA CONDO P
361-090-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1413 VLG OFTHE GALLERIA CONDO P
361-090-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1414 VLG OFTHE GALLERIA CONDO P
361-090-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1415 VLG OFTHE GALLERIA CONDO P
361-090-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1416 VLG OFTHE GALLERIA CONDO P
361-090-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1417 VLG OFTHE GALLERIA CONDO P
361-090-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1418 VLG OFTHE GALLERIA CONDO P
361-090-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1421 VLG OFTHE GALLERIA CONDO P
361-090-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1422 VLG OFTHE GALLERIA CONDO P
361-090-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1423 VLG OFTHE GALLERIA CONDO P
361-090-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1424 VLG OFTHE GALLERIA CONDO P
361-090-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1425 VLG OFTHE GALLERIA CONDO P
361-090-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1426 VLG OFTHE GALLERIA CONDO P
361-090-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1427 VLG OFTHE GALLERIA CONDO P
361-090-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1428 VLG OFTHE GALLERIA CONDO P
361-090-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1433 VLG OFTHE GALLERIA CONDO P
361-090-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1434 VLG OFTHE GALLERIA CONDO P
361-090-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1435 VLG OFTHE GALLERIA CONDO P
361-090-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1436 VLG OFTHE GALLERIA CONDO P
361-090-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1611 VLG OFTHE GALLERIA CONDO P
361-090-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1612 VLG OFTHE GALLERIA CONDO P
361-090-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1613 VLG OFTHE GALLERIA CONDO P
361-090-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1614 VLG OFTHE GALLERIA CONDO P
361-090-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1615 VLG OFTHE GALLERIA CONDO P
361-090-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1616 VLG OFTHE GALLERIA CONDO P
361-090-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1617 VLG OFTHE GALLERIA CONDO P
361-090-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1618 VLG OFTHE GALLERIA CONDO P
361-090-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1621 VLG OFTHE GALLERIA CONDO P
361-090-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1622 VLG OFTHE GALLERIA CONDO P
361-090-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1623 VLG OFTHE GALLERIA CONDO P
361-090-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1624 VLG OFTHE GALLERIA CONDO P
361-090-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1625 VLG OFTHE GALLERIA CONDO P

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-090-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1626 VLG OFTHE GALLERIA CONDO P
361-090-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1627 VLG OFTHE GALLERIA CONDO P
361-090-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1628 VLG OFTHE GALLERIA CONDO P
361-090-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1633 VLG OFTHE GALLERIA CONDO P
361-090-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1634 VLG OFTHE GALLERIA CONDO P
361-090-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1635 VLG OFTHE GALLERIA CONDO P
361-090-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1636 VLG OFTHE GALLERIA CONDO P
361-090-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1711 VLG OFTHE GALLERIA CONDO P
361-090-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1712 VLG OFTHE GALLERIA CONDO P
361-090-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1713 VLG OFTHE GALLERIA CONDO P
361-090-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1714 VLG OFTHE GALLERIA CONDO P
361-090-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1715 VLG OFTHE GALLERIA CONDO P
361-090-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1716 VLG OFTHE GALLERIA CONDO P
361-090-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1717 VLG OFTHE GALLERIA CONDO P
361-090-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1718 VLG OFTHE GALLERIA CONDO P
361-090-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1721 VLG OFTHE GALLERIA CONDO P
361-090-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1722 VLG OFTHE GALLERIA CONDO P
361-090-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1723 VLG OFTHE GALLERIA CONDO P
361-090-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1724 VLG OFTHE GALLERIA CONDO P
361-090-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1725 VLG OFTHE GALLERIA CONDO P
361-090-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1726 VLG OFTHE GALLERIA CONDO P
361-090-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1727 VLG OFTHE GALLERIA CONDO P
361-090-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1728 VLG OFTHE GALLERIA CONDO P
361-090-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1733 VLG OFTHE GALLERIA CONDO P
361-090-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1734 VLG OFTHE GALLERIA CONDO P
361-090-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1735 VLG OFTHE GALLERIA CONDO P
361-090-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1736 VLG OFTHE GALLERIA CONDO P
361-090-061-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-14 COM AREA VLG OFTHE GALRIA CO
361-090-062-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-16 COM AREA VLG OFTHE GALRIA CO
361-090-063-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-17 COM AREA VLG OFTHE GALRIA CO
361-090-064-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-A COM AREA VLGOF GALRIA COND
361-090-065-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-D COM AREA VLGOF GALRIA COND
361-100-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 311 VLG OFTHE GALLERIA CONDO PL
361-100-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 312 VLG OFTHE GALLERIA CONDO PL
361-100-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 313 VLG OFTHE GALLERIA CONDO PL
361-100-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 314 VLG OFTHE GALLERIA CONDO PL
361-100-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 315 VLG OFTHE GALLERIA CONDO PL
361-100-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 316 VLG OFTHE GALLERIA CONDO PL
361-100-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 317 VLG OFTHE GALLERIA CONDO PL
361-100-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 318 VLG OFTHE GALLERIA CONDO PL
361-100-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 321 VLG OFTHE GALLERIA CONDO PL
361-100-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 322 VLG OFTHE GALLERIA CONDO PL
361-100-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 323 VLG OFTHE GALLERIA CONDO PL
361-100-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 324 VLG OFTHE GALLERIA CONDO PL
361-100-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 325 VLG OFTHE GALLERIA CONDO PL
361-100-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 326 VLG OFTHE GALLERIA CONDO PL
361-100-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 327 VLG OFTHE GALLERIA CONDO PL

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-100-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 328 VLG OFTHE GALLERIA CONDO PL
361-100-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 333 VLG OFTHE GALLERIA CONDO PL
361-100-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 334 VLG OFTHE GALLERIA CONDO PL
361-100-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 335 VLG OFTHE GALLERIA CONDO PL
361-100-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 336 VLG OFTHE GALLERIA CONDO PL
361-100-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1811 VLG OFTHE GALLERIA CONDO P
361-100-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1812 VLG OFTHE GALLERIA CONDO P
361-100-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1813 VLG OFTHE GALLERIA CONDO P
361-100-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1814 VLG OFTHE GALLERIA CONDO P
361-100-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1815 VLG OFTHE GALLERIA CONDO P
361-100-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1816 VLG OFTHE GALLERIA CONDO P
361-100-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1817VLG OFTHE GALLERIA CONDO PL
361-100-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1818 VLG OFTHE GALLERIA CONDO P
361-100-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1821 VLG OFTHE GALLERIA CONDO P
361-100-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1822 VLG OFTHE GALLERIA CONDO P
361-100-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1823 VLG OFTHE GALLERIA CONDO P
361-100-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1824 VLG OFTHE GALLERIA CONDO P
361-100-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1825 VLG OFTHE GALLERIA CONDO P
361-100-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1826 VLG OFTHE GALLERIA CONDO P
361-100-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1827 VLG OFTHE GALLERIA CONDO P
361-100-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1828 VLG OFTHE GALLERIA CONDO P
361-100-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1833 VLG OFTHE GALLERIA CONDO P
361-100-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1834 VLG OFTHE GALLERIA CONDO P
361-100-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1835 VLG OFTHE GALLERIA CONDO P
361-100-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1836 VLG OFTHE GALLERIA CONDO P
361-100-041-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-3 COM AREA VLG OFTHE GALRIA CON
361-100-042-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-18 COM AREA VLG OFTHE GALRIA CO
361-100-043-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-D COM AREA VLGOF GALRIA COND
361-100-044-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-D COM AREA VLGOF GALRIA COND
361-100-045-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	ACA-F COM AREA VLG OFTHE GALRIA CON
361-110-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1911 VLG OFTHE GALLERIA CONDO P
361-110-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1912 VLG OFTHE GALLERIA CONDO P
361-110-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1913 VLG OFTHE GALLERIA CONDO P
361-110-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1914 VLG OFTHE GALLERIA CONDO P
361-110-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1915 VLG OFTHE GALLERIA CONDO P
361-110-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1916 VLG OFTHE GALLERIA CONDO P
361-110-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1917 VLG OFTHE GALLERIA CONDO P
361-110-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1918 VLG OFTHE GALLERIA CONDO P
361-110-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1921 VLG OFTHE GALLERIA CONDO P
361-110-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1922 VLG OFTHE GALLERIA CONDO P
361-110-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1923 VLG OFTHE GALLERIA CONDO P
361-110-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1924 VLG OFTHE GALLERIA CONDO P
361-110-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1925 VLG OFTHE GALLERIA CONDO P
361-110-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1926 VLG OFTHE GALLERIA CONDO P
361-110-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1927 VLG OFTHE GALLERIA CONDO P
361-110-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1928 VLG OFTHE GALLERIA CONDO P
361-110-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1933 VLG OFTHE GALLERIA CONDO P

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361-110-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1934 VLG OFTHE GALLERIA CONDO P
361-110-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1935 VLG OFTHE GALLERIA CONDO P
361-110-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 1936 VLG OFTHE GALLERIA CONDO P
361-110-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2011 VLG OFTHE GALLERIA CONDO P
361-110-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2012 VLG OFTHE GALLERIA CONDO P
361-110-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2013 VLG OFTHE GALLERIA CONDO P
361-110-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2014 VLG OFTHE GALLERIA CONDO P
361-110-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2015 VLG OFTHE GALLERIA CONDO P
361-110-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2016 VLG OFTHE GALLERIA CONDO P
361-110-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2017 VLG OFTHE GALLERIA CONDO P
361-110-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2018 VLG OFTHE GALLERIA CONDO P
361-110-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2021 VLG OFTHE GALLERIA CONDO P
361-110-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2022 VLG OFTHE GALLERIA CONDO P
361-110-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2023 VLG OFTHE GALLERIA CONDO P
361-110-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2024 VLG OFTHE GALLERIA CONDO P
361-110-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2025 VLG OFTHE GALLERIA CONDO P
361-110-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2026 VLG OFTHE GALLERIA CONDO P
361-110-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2027 VLG OFTHE GALLERIA CONDO P
361-110-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2028 VLG OFTHE GALLERIA CONDO P
361-110-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2033 VLG OFTHE GALLERIA CONDO P
361-110-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2034 VLG OFTHE GALLERIA CONDO P
361-110-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2035 VLG OFTHE GALLERIA CONDO P
361-110-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2036 VLG OFTHE GALLERIA CONDO P
361-110-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2111 VLG OFTHE GALLERIA CONDO P
361-110-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2112 VLG OFTHE GALLERIA CONDO P
361-110-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2113 VLG OFTHE GALLERIA CONDO P
361-110-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2114 VLG OFTHE GALLERIA CONDO P
361-110-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2115 VLG OFTHE GALLERIA CONDO P
361-110-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2116 VLG OFTHE GALLERIA CONDO P
361-110-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2117 VLG OFTHE GALLERIA CONDO P
361-110-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2117 VLG OFTHE GALLERIA CONDO P
361-110-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2121 VLG OFTHE GALLERIA CONDO P
361-110-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2122 VLG OFTHE GALLERIA CONDO P
361-110-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2123 VLG OFTHE GALLERIA CONDO P
361-110-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2124 VLG OFTHE GALLERIA CONDO P
361-110-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2125 VLG OFTHE GALLERIA CONDO P
361-110-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2126 VLG OFTHE GALLERIA CONDO P
361-110-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2127 VLG OFTHE GALLERIA CONDO P
361-110-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2128 VLG OFTHE GALLERIA CONDO P
361-110-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2133 VLG OFTHE GALLERIA CONDO P
361-110-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2134 VLG OFTHE GALLERIA CONDO P
361-110-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2135 VLG OFTHE GALLERIA CONDO P
361-110-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNT 2136 VLG OFTHE GALLERIA CONDO P
361-110-061-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-19 COM AREA VLG OFTHE GALRIA CO
361-110-062-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-20 COM AREA VLG OFTHE GALRIA CO
361-110-063-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-21 COM AREA VLG OFTHE GALRIA CO
361-110-064-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-A COM AREA VLG OF GALRIA COND

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361-110-065-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	PORACA-C COM AREA VLG OF THE GALRIA CO
361-120-001-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BCA-10 COM AREA VLG OF THE GALRIA CO
361-130-001-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-140-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT211 CONDO PLAN VENU@GALLERIA, DOC
361-140-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT212 CONDO PLAN VENU@GALLERIA, DOC
361-140-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT213 CONDO PLAN VENU@GALLERIA, DOC
361-140-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT214 CONDO PLAN VENU@GALLERIA, DOC
361-140-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT215 CONDO PLAN VENU@GALLERIA, DOC
361-140-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT216 CONDO PLAN VENU@GALLERIA, DOC
361-140-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT221, CONDO PLAN VENU@GALLERIA, DO
361-140-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT222, CONDO PLAN VENU@GALLERIA, DO
361-140-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT223, CONDO PLAN VENU@GALLERIA, DO
361-140-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT224, CONDO PLAN VENU@GALLERIA, DO
361-140-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT311, CONDO PLAN VENU@GALLERIA, DO
361-140-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT312, CONDO PLAN VENU@GALLERIA, DO
361-140-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT313, CONDO PLAN VENU@GALLERIA, DO
361-140-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT314, CONDO PLAN VENU@GALLERIA, DO
361-140-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT315, CONDO PLAN VENU@GALLERIA, DO
361-140-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT316, CONDO PLAN VENU@GALLERIA, DO
361-140-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT321, CONDO PLAN VENU@GALLERIA, DO
361-140-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT322, CONDO PLAN VENU@GALLERIA, DO
361-140-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT323, CONDO PLAN VENU@GALLERIA, DO
361-140-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT324, CONDO PLAN VENU@GALLERIA, DO
361-140-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT411, CONDO PLAN VENU@GALLERIA, DO
361-140-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT412, CONDO PLAN VENU@GALLERIA, DO
361-140-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT413, CONDO PLAN VENU@GALLERIA, DO
361-140-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT414, CONDO PLAN VENU@GALLERIA, DO
361-140-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT415, CONDO PLAN VENU@GALLERIA, DO
361-140-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT416, CONDO PLAN VENU@GALLERIA, DO
361-140-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT421, CONDO PLAN VENU@GALLERIA, DO
361-140-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT422, CONDO PLAN VENU@GALLERIA, DO
361-140-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT423, CONDO PLAN VENU@GALLERIA, DO
361-140-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT424, CONDO PLAN VENU@GALLERIA, DO
361-140-031-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-140-032-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-140-033-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-150-001-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LT1, CONDO PLAN VENU@GALLERIA, DOC#
361-150-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT521, CONDO PLAN VENU@GALLERIA, DO
361-150-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT522, CONDO PLAN VENU@GALLERIA, DO
361-150-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT621, CONDO PLAN VENU@GALLERIA, DO
361-150-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT622, CONDO PLAN VENU@GALLERIA, DO
361-150-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT711, CONDO PLAN VENU@GALLERIA, DO
361-150-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT712, CONDO PLAN VENU@GALLERIA, DO
361-150-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT713, CONDO PLAN VENU@GALLERIA, DO
361-150-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT714, CONDO PLAN VENU@GALLERIA, DO
361-150-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT715, CONDO PLAN VENU@GALLERIA, DO
361-150-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT716, CONDO PLAN VENU@GALLERIA, DO

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361-150-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT717, CONDO PLAN VENU@GALLERIA, DO
361-150-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT718, CONDO PLAN VENU@GALLERIA, DO
361-150-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT721, CONDO PLAN VENU@GALLERIA, DO
361-150-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT722, CONDO PLAN VENU@GALLERIA, DO
361-150-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT723, CONDO PLAN VENU@GALLERIA, DO
361-150-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT724, CONDO PLAN VENU@GALLERIA, DO
361-150-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT725, CONDO PLAN VENU@GALLERIA, DO
361-150-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT726, CONDO PLAN VENU@GALLERIA, DO
361-150-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT727, CONDO PLAN VENU@GALLERIA, DO
361-150-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT728, CONDO PLAN VENU@GALLERIA, DO
361-150-022-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-150-023-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-150-024-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-150-025-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-160-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT811, CONDO PLAN VENU@GALLERIA, DO
361-160-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT812, CONDO PLAN VENU@GALLERIA, DO
361-160-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT813, CONDO PLAN VENU@GALLERIA, DO
361-160-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT814, CONDO PLAN VENU@GALLERIA, DO
361-160-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT815, CONDO PLAN VENU@GALLERIA, DO
361-160-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT816, CONDO PLAN VENU@GALLERIA, DO
361-160-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT817, CONDO PLAN VENU@GALLERIA, DO
361-160-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT818, CONDO PLAN VENU@GALLERIA, DO
361-160-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT821, CONDO PLAN VENU@GALLERIA, DO
361-160-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT822, CONDO PLAN VENU@GALLERIA, DO
361-160-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT823, CONDO PLAN VENU@GALLERIA, DO
361-160-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT824, CONDO PLAN VENU@GALLERIA, DO
361-160-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT825, CONDO PLAN VENU@GALLERIA, DO
361-160-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT826, CONDO PLAN VENU@GALLERIA, DO
361-160-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT827, CONDO PLAN VENU@GALLERIA, DO
361-160-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT828, CONDO PLAN VENU@GALLERIA, DO
361-160-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT911, CONDO PLAN VENU@GALLERIA, DO
361-160-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT912, CONDO PLAN VENU@GALLERIA, DO
361-160-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT913, CONDO PLAN VENU@GALLERIA, DO
361-160-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT914, CONDO PLAN VENU@GALLERIA, DO
361-160-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT915, CONDO PLAN VENU@GALLERIA, DO
361-160-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT916, CONDO PLAN VENU@GALLERIA, DO
361-160-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT917, CONDO PLAN VENU@GALLERIA, DO
361-160-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT918, CONDO PLAN VENU@GALLERIA, DO
361-160-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT921, CONDO PLAN VENU@GALLERIA, DO
361-160-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT922, CONDO PLAN VENU@GALLERIA, DO
361-160-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT923, CONDO PLAN VENU@GALLERIA, DO
361-160-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT924, CONDO PLAN VENU@GALLERIA, DO
361-160-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT925, CONDO PLAN VENU@GALLERIA, DO
361-160-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT926, CONDO PLAN VENU@GALLERIA, DO
361-160-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT927, CONDO PLAN VENU@GALLERIA, DO
361-160-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT928, CONDO PLAN VENU@GALLERIA, DO
361-160-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1111, CONDO PLAN VENU@GALLERIA, D

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361-160-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1112, CONDO PLAN VENU@GALLERIA, D
361-160-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1113, CONDO PLAN VENU@GALLERIA, D
361-160-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1114, CONDO PLAN VENU@GALLERIA, D
361-160-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1115, CONDO PLAN VENU@GALLERIA, D
361-160-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1116, CONDO PLAN VENU@GALLERIA, D
361-160-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1117, CONDO PLAN VENU@GALLERIA, D
361-160-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1118, CONDO PLAN VENU@GALLERIA, D
361-160-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1121, CONDO PLAN VENU@GALLERIA, D
361-160-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1122, CONDO PLAN VENU@GALLERIA, D
361-160-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1123, CONDO PLAN VENU@GALLERIA, D
361-160-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1124, CONDO PLAN VENU@GALLERIA, D
361-160-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1125, CONDO PLAN VENU@GALLERIA, D
361-160-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1126, CONDO PLAN VENU@GALLERIA, D
361-160-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1127, CONDO PLAN VENU@GALLERIA, D
361-160-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1128, CONDO PLAN VENU@GALLERIA, D
361-160-049-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-160-050-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-160-051-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-170-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1011, CONDO PLAN VENU@GALLERIA, D
361-170-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1012, CONDO PLAN VENU@GALLERIA, D
361-170-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1013, CONDO PLAN VENU@GALLERIA, D
361-170-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1014, CONDO PLAN VENU@GALLERIA, D
361-170-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1015, CONDO PLAN VENU@GALLERIA, D
361-170-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1016, CONDO PLAN VENU@GALLERIA, D
361-170-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1017, CONDO PLAN VENU@GALLERIA, D
361-170-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1018, CONDO PLAN VENU@GALLERIA, D
361-170-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1021, CONDO PLAN VENU@GALLERIA, D
361-170-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1022, CONDO PLAN VENU@GALLERIA, D
361-170-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1023, CONDO PLAN VENU@GALLERIA, D
361-170-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1024, CONDO PLAN VENU@GALLERIA, D
361-170-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1025, CONDO PLAN VENU@GALLERIA, D
361-170-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1026, CONDO PLAN VENU@GALLERIA, D
361-170-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1027, CONDO PLAN VENU@GALLERIA, D
361-170-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1028, CONDO PLAN VENU@GALLERIA, D
361-170-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1421, CONDO PLAN VENU@GALLERIA, D
361-170-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1422, CONDO PLAN VENU@GALLERIA, D
361-170-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1521, CONDO PLAN VENU@GALLERIA, D
361-170-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1522, CONDO PLAN VENU@GALLERIA, D
361-170-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1711, CONDO PLAN VENU@GALLERIA, D
361-170-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1712, CONDO PLAN VENU@GALLERIA, D
361-170-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1713, CONDO PLAN VENU@GALLERIA, D
361-170-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1714, CONDO PLAN VENU@GALLERIA, D
361-170-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1715, CONDO PLAN VENU@GALLERIA, D
361-170-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1716, CONDO PLAN VENU@GALLERIA, D
361-170-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1717, CONDO PLAN VENU@GALLERIA, D
361-170-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1718, CONDO PLAN VENU@GALLERIA, D
361-170-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1721, CONDO PLAN VENU@GALLERIA, D

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361-170-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1722, CONDO PLAN VENU@GALLERIA, D
361-170-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1723, CONDO PLAN VENU@GALLERIA, D
361-170-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1724, CONDO PLAN VENU@GALLERIA, D
361-170-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1725, CONDO PLAN VENU@GALLERIA, D
361-170-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1726, CONDO PLAN VENU@GALLERIA, D
361-170-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1727 CONDO PLAN VENU@GALLERIA, DO
361-170-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1728 CONDO PLAN VENU@GALLERIA, DO
361-170-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2611 CONDO PLAN VENU@GALLERIA, DO
361-170-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2612 CONDO PLAN VENU@GALLERIA, DO
361-170-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2613 CONDO PLAN VENU@GALLERIA, DO
361-170-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2614 CONDO PLAN VENU@GALLERIA, DO
361-170-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2615 CONDO PLAN VENU@GALLERIA, DO
361-170-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2616 CONDO PLAN VENU@GALLERIA, DO
361-170-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2617 CONDO PLAN VENU@GALLERIA, DO
361-170-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2618 CONDO PLAN VENU@GALLERIA, DO
361-170-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2621 CONDO PLAN VENU@GALLERIA, DO
361-170-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2622 CONDO PLAN VENU@GALLERIA, DO
361-170-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2623 CONDO PLAN VENU@GALLERIA, DO
361-170-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2624 CONDO PLAN VENU@GALLERIA, DO
361-170-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2625 CONDO PLAN VENU@GALLERIA, DO
361-170-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2626 CONDO PLAN VENU@GALLERIA, DO
361-170-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2627 CONDO PLAN VENU@GALLERIA, DO
361-170-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2628 CONDO PLAN VENU@GALLERIA, DO
361-170-053-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-170-054-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-170-055-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-170-056-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-170-057-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-180-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1211 CONDO PLAN VENU@GALLERIA, DO
361-180-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1212 CONDO PLAN VENU@GALLERIA, DO
361-180-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1213 CONDO PLAN VENU@GALLERIA, DO
361-180-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1214 CONDO PLAN VENU@GALLERIA, DO
361-180-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1215 CONDO PLAN VENU@GALLERIA, DO
361-180-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1216 CONDO PLAN VENU@GALLERIA, DO
361-180-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1217 CONDO PLAN VENU@GALLERIA, DO
361-180-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1218 CONDO PLAN VENU@GALLERIA, DO
361-180-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1221 CONDO PLAN VENU@GALLERIA, DO
361-180-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1222 CONDO PLAN VENU@GALLERIA, DO
361-180-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1223 CONDO PLAN VENU@GALLERIA, DO
361-180-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1224 CONDO PLAN VENU@GALLERIA, DO
361-180-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1225 CONDO PLAN VENU@GALLERIA, DO
361-180-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1226 CONDO PLAN VENU@GALLERIA, DO
361-180-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1227 CONDO PLAN VENU@GALLERIA, DO
361-180-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1228 CONDO PLAN VENU@GALLERIA, DO
361-180-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1311 CONDO PLAN VENU@GALLERIA, DO
361-180-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1312 CONDO PLAN VENU@GALLERIA, DO
361-180-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1313 CONDO PLAN VENU@GALLERIA, DO

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361-180-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1314 CONDO PLAN VENU@GALLERIA, DO
361-180-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1321 CONDO PLAN VENU@GALLERIA, DO
361-180-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1322 CONDO PLAN VENU@GALLERIA, DO
361-180-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1323 CONDO PLAN VENU@GALLERIA, DO
361-180-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1324 CONDO PLAN VENU@GALLERIA, DO
361-180-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1611 CONDO PLAN VENU@GALLERIA, DO
361-180-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1612 CONDO PLAN VENU@GALLERIA, DO
361-180-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1613 CONDO PLAN VENU@GALLERIA, DO
361-180-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1614 CONDO PLAN VENU@GALLERIA, DO
361-180-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1615 CONDO PLAN VENU@GALLERIA, DO
361-180-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1616 CONDO PLAN VENU@GALLERIA, DO
361-180-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1621 CONDO PLAN VENU@GALLERIA, DO
361-180-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1622 CONDO PLAN VENU@GALLERIA, DO
361-180-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1623 CONDO PLAN VENU@GALLERIA, DO
361-180-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1624 CONDO PLAN VENU@GALLERIA, DO
361-180-035-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-180-036-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-180-037-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-190-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1811 CONDO PLAN VENU@GALLERIA, DO
361-190-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1812 CONDO PLAN VENU@GALLERIA, DO
361-190-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1813 CONDO PLAN VENU@GALLERIA, DO
361-190-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1814 CONDO PLAN VENU@GALLERIA, DO
361-190-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1815 CONDO PLAN VENU@GALLERIA, DO
361-190-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1816 CONDO PLAN VENU@GALLERIA, DO
361-190-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1821 CONDO PLAN VENU@GALLERIA, DO
361-190-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1822 CONDO PLAN VENU@GALLERIA, DO
361-190-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1823 CONDO PLAN VENU@GALLERIA, DO
361-190-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1824 CONDO PLAN VENU@GALLERIA, DO
361-190-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2421 CONDO PLAN VENU@GALLERIA, DO
361-190-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2422 CONDO PLAN VENU@GALLERIA, DO
361-190-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2111 CONDO PLAN VENU@GALLERIA, DO
361-190-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2112 CONDO PLAN VENU@GALLERIA, DO
361-190-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2113 CONDO PLAN VENU@GALLERIA, DO
361-190-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2114 CONDO PLAN VENU@GALLERIA, DO
361-190-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2115 CONDO PLAN VENU@GALLERIA, DO
361-190-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2116 CONDO PLAN VENU@GALLERIA, DO
361-190-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2121 CONDO PLAN VENU@GALLERIA, DO
361-190-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2122 CONDO PLAN VENU@GALLERIA, DO
361-190-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2123 CONDO PLAN VENU@GALLERIA, DO
361-190-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2124 CONDO PLAN VENU@GALLERIA, DO
361-190-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2125 CONDO PLAN VENU@GALLERIA, DO
361-190-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2126 CONDO PLAN VENU@GALLERIA, DO
361-190-025-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-190-026-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-190-027-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-200-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1911 CONDO PLAN VENU@GALLERIA, DO
361-200-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1912 CONDO PLAN VENU@GALLERIA, DO

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361-200-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1913 CONDO PLAN VENU@GALLERIA, DO
361-200-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1914 CONDO PLAN VENU@GALLERIA, DO
361-200-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1915 CONDO PLAN VENU@GALLERIA, DO
361-200-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1916 CONDO PLAN VENU@GALLERIA, DO
361-200-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1921 CONDO PLAN VENU@GALLERIA, DO
361-200-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1922 CONDO PLAN VENU@GALLERIA, DO
361-200-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1923 CONDO PLAN VENU@GALLERIA, DO
361-200-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT1924 CONDO PLAN VENU@GALLERIA, DO
361-200-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2011 CONDO PLAN VENU@GALLERIA, DO
361-200-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2012 CONDO PLAN VENU@GALLERIA, DO
361-200-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2013 CONDO PLAN VENU@GALLERIA, DO
361-200-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2014 CONDO PLAN VENU@GALLERIA, DO
361-200-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2015 CONDO PLAN VENU@GALLERIA, DO
361-200-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2016 CONDO PLAN VENU@GALLERIA, DO
361-200-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2021 CONDO PLAN VENU@GALLERIA, DO
361-200-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2022 CONDO PLAN VENU@GALLERIA, DO
361-200-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2023 CONDO PLAN VENU@GALLERIA, DO
361-200-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2024 CONDO PLAN VENU@GALLERIA, DO
361-200-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2211 CONDO PLAN VENU@GALLERIA, DO
361-200-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2212 CONDO PLAN VENU@GALLERIA, DO
361-200-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2213 CONDO PLAN VENU@GALLERIA, DO
361-200-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2214 CONDO PLAN VENU@GALLERIA, DO
361-200-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2215 CONDO PLAN VENU@GALLERIA, DO
361-200-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2216 CONDO PLAN VENU@GALLERIA, DO
361-200-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2221 CONDO PLAN VENU@GALLERIA, DO
361-200-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2222 CONDO PLAN VENU@GALLERIA, DO
361-200-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2223 CONDO PLAN VENU@GALLERIA, DO
361-200-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2224 CONDO PLAN VENU@GALLERIA, DO
361-200-031-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-200-032-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-200-033-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-210-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2311 CONDO PLAN VENU@GALLERIA, DO
361-210-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2312 CONDO PLAN VENU@GALLERIA, DO
361-210-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2313 CONDO PLAN VENU@GALLERIA, DO
361-210-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2314 CONDO PLAN VENU@GALLERIA, DO
361-210-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2315 CONDO PLAN VENU@GALLERIA, DO
361-210-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2316 CONDO PLAN VENU@GALLERIA, DO
361-210-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2321 CONDO PLAN VENU@GALLERIA, DO
361-210-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2322 CONDO PLAN VENU@GALLERIA, DO
361-210-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2323 CONDO PLAN VENU@GALLERIA, DO
361-210-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2324 CONDO PLAN VENU@GALLERIA, DO
361-210-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2511 CONDO PLAN VENU@GALLERIA, DO
361-210-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2512 CONDO PLAN VENU@GALLERIA, DO
361-210-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2513 CONDO PLAN VENU@GALLERIA, DO
361-210-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2514 CONDO PLAN VENU@GALLERIA, DO
361-210-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2515 CONDO PLAN VENU@GALLERIA, DO
361-210-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2516 CONDO PLAN VENU@GALLERIA, DO

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
361-210-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2521 CONDO PLAN VENU@GALLERIA, DO
361-210-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2522 CONDO PLAN VENU@GALLERIA, DO
361-210-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2523 CONDO PLAN VENU@GALLERIA, DO
361-210-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	LT2524 CONDO PLAN VENU@GALLERIA, DO
361-210-021-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-210-022-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,D
361-220-001-000	District - Wide	74.74	74.74	1.141	0.0	1.141	0.0	0.0	0.163	Non Residential	L100 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-002-000	District - Wide	100.18	100.19	1.5295	0.0	1.5295	0.0	0.0	0.2185	Non Residential	L110 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-003-000	District - Wide	49.10	49.11	0.7497	0.0	0.7497	0.0	0.0	0.1071	Non Residential	L120 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-004-000	District - Wide	67.02	67.04	1.0234	0.0	1.0234	0.0	0.0	0.1462	Non Residential	L130 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-005-000	District - Wide	54.10	54.11	0.826	0.0	0.826	0.0	0.0	0.118	Non Residential	L140 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-006-000	District - Wide	53.86	53.88	0.8225	0.0	0.8225	0.0	0.0	0.1175	Non Residential	L150 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-007-000	District - Wide	45.88	45.90	0.7007	0.0	0.7007	0.0	0.0	0.1001	Non Residential	L160 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-008-000	District - Wide	56.48	56.49	0.8624	0.0	0.8624	0.0	0.0	0.1232	Non Residential	L170 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-009-000	District - Wide	89.32	89.32	1.3636	0.0	1.3636	0.0	0.0	0.1948	Non Residential	L190 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-010-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BLDG CMN AREA SHEA CTR RSVL OFC CND
361-220-011-000	District - Wide	74.74	74.74	1.141	0.0	1.141	0.0	0.0	0.163	Non Residential	L200 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-012-000	District - Wide	41.76	41.77	0.6377	0.0	0.6377	0.0	0.0	0.0911	Non Residential	L205 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-013-000	District - Wide	43.78	43.79	0.6685	0.0	0.6685	0.0	0.0	0.0955	Non Residential	L210 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-014-000	District - Wide	50.52	50.53	0.7714	0.0	0.7714	0.0	0.0	0.1102	Non Residential	L220 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-015-000	District - Wide	74.54	74.56	1.1382	0.0	1.1382	0.0	0.0	0.1626	Non Residential	L230 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-016-000	District - Wide	62.26	62.27	0.9506	0.0	0.9506	0.0	0.0	0.1358	Non Residential	L240 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-017-000	District - Wide	48.60	48.60	0.742	0.0	0.742	0.0	0.0	0.106	Non Residential	L250 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-018-000	District - Wide	59.82	59.84	0.9135	0.0	0.9135	0.0	0.0	0.1305	Non Residential	L260 CNDO PLAN SHEA CTR RSVL OFC CN
361-220-021-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	BLDG CMN AREA SHEA CTR RSVL OFC CND
361-220-022-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	2.6A/L2 CMNAREA SHEA CTR RSV OFC CN
361-220-023-000	District - Wide	76.50	76.51	1.168	0.0	1.168	0.0	0.0	0.16686	Non Residential	L270 &POR L290CNDO PLAN SHEA CTR RS
361-220-024-000	District - Wide	75.34	75.36	1.1504	0.0	1.1504	0.0	0.0	0.16434	Non Residential	POR L290 CNDO PLAN SHEA CTR RSVL OF
361-230-001-000	District - Wide	1,100.44	1,100.47	16.8	0.0	16.8	0.0	0.0	2.4	Non Residential	2.4 AC PAR 1 PMOR 34-93
361-230-002-000	District - Wide	1,375.56	1,375.59	21.0	0.0	21.0	0.0	0.0	3.0	Non Residential	3.0 AC PAR 2 PMOR 34-93
361-230-003-000	District - Wide	557.06	557.07	8.5043	0.0	8.5043	0.0	0.0	1.2149	Non Residential	PAR 3 PMOR 34-93
361-230-004-000	District - Wide	559.72	559.73	8.5449	0.0	8.5449	0.0	0.0	1.2207	Non Residential	PAR 4 PMOR 34-93
361-230-005-000	District - Wide	579.34	579.35	8.8445	0.0	8.8445	0.0	0.0	1.2635	Non Residential	PAR 5 PMOR 34-93
361-230-007-000	District - Wide	648.16	648.18	9.8952	0.0	9.8952	0.0	0.0	1.4136	Non Residential	PAR 7 PMOR 34-93
361-230-008-000	District - Wide	347.38	347.38	5.3032	0.0	5.3032	0.0	0.0	0.7576	Non Residential	PAR 8 PMOR 34-93
361-230-011-000	District - Wide	30.72	30.72	0.469	0.0	0.469	0.0	0.0	0.067	Non Residential	POR PAR 40C PMOR 32-89
361-230-012-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	7.1 AC POR PAR 10 COMMON AREA PMOR
361-230-014-000	District - Wide	710.76	710.77	10.8507	0.0	10.8507	0.0	0.0	1.5501	Non Residential	PAR 6 & POR PAR 10 PMOR 34-93
361-230-015-000	District - Wide	161.16	161.17	2.4605	0.0	2.4605	0.0	0.0	0.3515	Non Residential	UNIT 100 HIGHLAND VILLAGE PAR 9 CON
361-230-016-000	District - Wide	372.18	372.19	5.6819	0.0	5.6819	0.0	0.0	0.8117	Non Residential	UNIT 101 HIGHLAND VILLAGE PAR 9 CON
361-230-017-000	District - Wide	173.78	173.78	2.653	0.0	2.653	0.0	0.0	0.379	Non Residential	UNIT 102 HIGHLAND VILLAGE PAR 9 CON
361-230-018-000	District - Wide	178.44	178.46	2.7244	0.0	2.7244	0.0	0.0	0.3892	Non Residential	UNIT 103 HIGHLAND VILLAGE PAR 9 CON
361-230-019-000	District - Wide	182.40	182.40	2.7846	0.0	2.7846	0.0	0.0	0.3978	Non Residential	UNIT 104 HIGHLAND VILLAGE PAR 9 CON
362-010-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE 18 UNIT NO
362-010-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE 18 UNIT NO
362-010-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE 18 UNIT NO
362-010-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE 18 UNIT NO

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
362-030-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE 18 UNIT NO
362-030-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE 18 UNIT NO
362-030-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE 18 UNIT NO
362-040-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 1 CONDO PLAN FOR VILLEMONT, DO
362-040-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 2 CONDO PLAN FOR VILLEMONT, DO
362-040-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 3 CONDO PLAN FOR VILLEMONT, DO
362-040-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 4 CONDO PLAN FOR VILLEMONT, DO
362-040-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 5 CONDO PLAN FOR VILLEMONT, DO
362-040-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 6 CONDO PLAN FOR VILLEMONT, DO
362-040-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 7 CONDO PLAN FOR VILLEMONT, DO
362-040-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 8 CONDO PLAN FOR VILLEMONT, DO
362-040-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 9 CONDO PLAN FOR VILLEMONT, DO
362-040-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 10 CONDO PLAN FOR VILLEMONT, D
362-040-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 11 CONDO PLAN FOR VILLEMONT, D
362-040-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 12 CONDO PLAN FOR VILLEMONT, D
362-040-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 13 CONDO PLAN FOR VILLEMONT, D
362-040-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 14 CONDO PLAN FOR VILLEMONT, D
362-040-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 15 CONDO PLAN FOR VILLEMONT, D
362-040-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 16 CONDO PLAN FOR VILLEMONT, D
362-040-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 17 CONDO PLAN FOR VILLEMONT, D
362-040-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 18 CONDO PLAN FOR VILLEMONT, D
362-040-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 19 CONDO PLAN FOR VILLEMONT, D
362-040-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 20 CONDO PLAN FOR VILLEMONT, D
362-040-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 27 CONDO PLAN FOR VILLEMONT, D
362-040-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 28 CONDO PLAN FOR VILLEMONT, D
362-040-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 29 CONDO PLAN FOR VILLEMONT, D
362-040-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 30 CONDO PLAN FOR VILLEMONT, D
362-040-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 31 CONDO PLAN FOR VILLEMONT, D
362-040-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 32 CONDO PLAN FOR VILLEMONT, D
362-040-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 33 CONDO PLAN FOR VILLEMONT, D
362-040-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 34 CONDO PLAN FOR VILLEMONT, D
362-040-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 35 CONDO PLAN FOR VILLEMONT, D
362-040-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 36 CONDO PLAN FOR VILLEMONT, D
362-040-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 37 CONDO PLAN FOR VILLEMONT, D
362-040-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 38 CONDO PLAN FOR VILLEMONT, D
362-040-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 39 CONDO PLAN FOR VILLEMONT, D
362-040-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 40 CONDO PLAN FOR VILLEMONT, D
362-040-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 41 CONDO PLAN FOR VILLEMONT, D
362-040-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 42 CONDO PLAN FOR VILLEMONT, D
362-040-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 43 CONDO PLAN FOR VILLEMONT, D
362-040-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 44 CONDO PLAN FOR VILLEMONT, D
362-040-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 45 CONDO PLAN FOR VILLEMONT, D
362-040-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 46 CONDO PLAN FOR VILLEMONT, D
362-040-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 47 CONDO PLAN FOR VILLEMONT, D
362-040-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 48 CONDO PLAN FOR VILLEMONT, D
362-040-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 49 CONDO PLAN FOR VILLEMONT, D
362-040-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 50 CONDO PLAN FOR VILLEMONT, D

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
362-040-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 51 CONDO PLAN FOR VILLEMONT, D
362-040-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 52 CONDO PLAN FOR VILLEMONT, D
362-040-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 53 CONDO PLAN FOR VILLEMONT, D
362-040-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 54 CONDO PLAN FOR VILLEMONT, D
362-040-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 55 CONDO PLAN FOR VILLEMONT, D
362-050-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 21 CONDO PLAN FOR VILLEMONT, D
362-050-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 22 CONDO PLAN FOR VILLEMONT, D
362-050-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 23 CONDO PLAN FOR VILLEMONT, D
362-050-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 24 CONDO PLAN FOR VILLEMONT, D
362-050-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 25 CONDO PLAN FOR VILLEMONT, D
362-050-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 26 CONDO PLAN FOR VILLEMONT, D
362-050-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 84 CONDO PLAN FOR VILLEMONT, D
362-050-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 85 CONDO PLAN FOR VILLEMONT, D
362-050-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 86 CONDO PLAN FOR VILLEMONT, D
362-050-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 87 CONDO PLAN FOR VILLEMONT, D
362-050-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 88 CONDO PLAN FOR VILLEMONT, D
362-050-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 89 CONDO PLAN FOR VILLEMONT, D
362-050-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 90 CONDO PLAN FOR VILLEMONT, D
362-050-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 91 CONDO PLAN FOR VILLEMONT, D
362-050-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 92 CONDO PLAN FOR VILLEMONT, D
362-050-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 93 CONDO PLAN FOR VILLEMONT, D
362-050-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 94 CONDO PLAN FOR VILLEMONT, D
362-050-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 95 CONDO PLAN FOR VILLEMONT, D
362-050-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 96 CONDO PLAN FOR VILLEMONT, D
362-050-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 97 CONDO PLAN FOR VILLEMONT, D
362-050-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 98 CONDO PLAN FOR VILLEMONT, D
362-050-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 99 CONDO PLAN FOR VILLEMONT, D
362-050-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 100 CONDO PLAN FOR VILLEMONT D
362-050-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 101 CONDO PLAN FOR VILLEMONT D
362-050-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 102 CONDO PLAN FOR VILLEMONT D
362-050-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 103 CONDO PLAN FOR VILLEMONT D
362-050-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 104 CONDO PLAN FOR VILLEMONT D
362-050-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 105 CONDO PLAN FOR VILLEMONT D
362-050-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 106 CONDO PLAN FOR VILLEMONT D
362-050-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 107 CONDO PLAN FOR VILLEMONT D
362-050-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 108 CONDO PLAN FOR VILLEMONT D
362-050-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 109 CONDO PLAN FOR VILLEMONT D
362-050-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 110 CONDO PLAN FOR VILLEMONT D
362-050-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 111 CONDO PLAN FOR VILLEMONT D
362-050-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 112 CONDO PLAN FOR VILLEMONT D
362-050-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 113 CONDO PLAN FOR VILLEMONT D
362-050-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 114 CONDO PLAN FOR VILLEMONT D
362-050-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 115 CONDO PLAN FOR VILLEMONT D
362-050-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 116 CONDO PLAN FOR VILLEMONT D
362-050-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 150 CONDO PLAN FOR VILLEMONT D
362-050-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 151 CONDO PLAN FOR VILLEMONT D
362-050-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 152 CONDO PLAN FOR VILLEMONT D

City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
362-050-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 153 CONDO PLAN FOR VILLEMONT D
362-050-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 154 CONDO PLAN FOR VILLEMONT D
362-050-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 155 CONDO PLAN FOR VILLEMONT D
362-050-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 196 CONDO PLAN FOR VILLEMONT D
362-050-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 197 CONDO PLAN FOR VILLEMONT D
362-050-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 198 CONDO PLAN FOR VILLEMONT D
362-050-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 199 CONDO PLAN FOR VILLEMONT D
362-050-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 200 CONDO PLAN FOR VILLEMONT D
362-050-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 201 CONDO PLAN FOR VILLEMONT D
362-050-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 202 CONDO PLAN FOR VILLEMONT D
362-050-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 203 CONDO PLAN FOR VILLEMONT D
362-050-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 204 CONDO PLAN FOR VILLEMONT D
362-050-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 205 CONDO PLAN FOR VILLEMONT D
362-050-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 206 CONDO PLAN FOR VILLEMONT D
362-050-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 207 CONDO PLAN FOR VILLEMONT D
362-050-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 208 CONDO PLAN FOR VILLEMONT D
362-050-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 209 CONDO PLAN FOR VILLEMONT D
362-050-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 210 CONDO PLAN FOR VILLEMONT D
362-050-061-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 211 CONDO PLAN FOR VILLEMONT D
362-050-062-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 212 CONDO PLAN FOR VILLEMONT D
362-050-063-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 213 CONDO PLAN FOR VILLEMONT D
362-050-064-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 214 CONDO PLAN FOR VILLEMONT D
362-060-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 117 CONDO PLAN FOR VILLEMONT D
362-060-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 118 CONDO PLAN FOR VILLEMONT D
362-060-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 119 CONDO PLAN FOR VILLEMONT D
362-060-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 120 CONDO PLAN FOR VILLEMONT D
362-060-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 121 CONDO PLAN FOR VILLEMONT D
362-060-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 122 CONDO PLAN FOR VILLEMONT D
362-060-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 123 CONDO PLAN FOR VILLEMONT D
362-060-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 124 CONDO PLAN FOR VILLEMONT D
362-060-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 125 CONDO PLAN FOR VILLEMONT D
362-060-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 126 CONDO PLAN FOR VILLEMONT D
362-060-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 127 CONDO PLAN FOR VILLEMONT D
362-060-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 128 CONDO PLAN FOR VILLEMONT D
362-060-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 129 CONDO PLAN FOR VILLEMONT D
362-060-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 130 CONDO PLAN FOR VILLEMONT D
362-060-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 131 CONDO PLAN FOR VILLEMONT D
362-060-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 132 CONDO PLAN FOR VILLEMONT D
362-060-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 133 CONDO PLAN FOR VILLEMONT D
362-060-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 134 CONDO PLAN FOR VILLEMONT D
362-060-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 135 CONDO PLAN FOR VILLEMONT D
362-060-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 136 CONDO PLAN FOR VILLEMONT D
362-060-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 137 CONDO PLAN FOR VILLEMONT D
362-060-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 138 CONDO PLAN FOR VILLEMONT D
362-060-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 139 CONDO PLAN FOR VILLEMONT D
362-060-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 140 CONDO PLAN FOR VILLEMONT D
362-060-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 141 CONDO PLAN FOR VILLEMONT D

Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
362-060-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 142 CONDO PLAN FOR VILLEMONT D
362-060-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 143 CONDO PLAN FOR VILLEMONT D
362-060-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 144 CONDO PLAN FOR VILLEMONT D
362-060-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 145 CONDO PLAN FOR VILLEMONT D
362-060-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 146 CONDO PLAN FOR VILLEMONT D
362-060-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 147 CONDO PLAN FOR VILLEMONT D
362-060-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 148 CONDO PLAN FOR VILLEMONT D
362-060-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 149 CONDO PLAN FOR VILLEMONT D
362-060-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 176 CONDO PLAN FOR VILLEMONT D
362-060-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 177 CONDO PLAN FOR VILLEMONT D
362-060-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 178 CONDO PLAN FOR VILLEMONT D
362-060-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 179 CONDO PLAN FOR VILLEMONT D
362-060-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 180 CONDO PLAN FOR VILLEMONT D
362-060-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 181 CONDO PLAN FOR VILLEMONT D
362-060-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 182 CONDO PLAN FOR VILLEMONT D
362-060-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 183 CONDO PLAN FOR VILLEMONT D
362-060-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 184 CONDO PLAN FOR VILLEMONT D
362-060-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 185 CONDO PLAN FOR VILLEMONT D
362-060-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 186 CONDO PLAN FOR VILLEMONT D
362-060-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 187 CONDO PLAN FOR VILLEMONT D
362-060-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 188 CONDO PLAN FOR VILLEMONT D
362-060-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 189 CONDO PLAN FOR VILLEMONT D
362-060-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 190 CONDO PLAN FOR VILLEMONT D
362-060-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 191 CONDO PLAN FOR VILLEMONT D
362-060-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 192 CONDO PLAN FOR VILLEMONT D
362-060-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 193 CONDO PLAN FOR VILLEMONT D
362-060-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 194 CONDO PLAN FOR VILLEMONT D
362-060-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 195 CONDO PLAN FOR VILLEMONT D
362-070-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 156 CONDO PLAN FOR VILLEMONT D
362-070-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 157 CONDO PLAN FOR VILLEMONT D
362-070-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 158 CONDO PLAN FOR VILLEMONT D
362-070-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 159 CONDO PLAN FOR VILLEMONT D
362-070-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 160 CONDO PLAN FOR VILLEMONT D
362-070-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 161 CONDO PLAN FOR VILLEMONT D
362-070-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 162 CONDO PLAN FOR VILLEMONT D
362-070-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 163 CONDO PLAN FOR VILLEMONT D
362-070-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 164 CONDO PLAN FOR VILLEMONT D
362-070-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 165 CONDO PLAN FOR VILLEMONT D
362-070-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 166 CONDO PLAN FOR VILLEMONT D
362-070-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 167 CONDO PLAN FOR VILLEMONT D
362-070-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 168 CONDO PLAN FOR VILLEMONT D
362-070-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 169 CONDO PLAN FOR VILLEMONT D
362-070-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 170 CONDO PLAN FOR VILLEMONT D
362-070-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 171 CONDO PLAN FOR VILLEMONT D
362-070-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 172 CONDO PLAN FOR VILLEMONT D
362-070-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 173 CONDO PLAN FOR VILLEMONT D
362-070-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 174 CONDO PLAN FOR VILLEMONT D

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362-070-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 175 CONDO PLAN FOR VILLEMONT D
362-080-001-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 56 CONDO PLAN FOR VILLEMONT DO
362-080-002-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 57 CONDO PLAN FOR VILLEMONT DO
362-080-003-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 58 CONDO PLAN FOR VILLEMONT DO
362-080-004-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 59 CONDO PLAN FOR VILLEMONT DO
362-080-005-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 60 CONDO PLAN FOR VILLEMONT DO
362-080-006-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 61 CONDO PLAN FOR VILLEMONT DO
362-080-007-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 62 CONDO PLAN FOR VILLEMONT DO
362-080-008-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 63 CONDO PLAN FOR VILLEMONT DO
362-080-009-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 64 CONDO PLAN FOR VILLEMONT DO
362-080-010-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 65 CONDO PLAN FOR VILLEMONT DO
362-080-011-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 66 CONDO PLAN FOR VILLEMONT DO
362-080-012-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 67 CONDO PLAN FOR VILLEMONT DO
362-080-013-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 68 CONDO PLAN FOR VILLEMONT DO
362-080-014-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 69 CONDO PLAN FOR VILLEMONT DO
362-080-015-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 70 CONDO PLAN FOR VILLEMONT DO
362-080-016-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 71 CONDO PLAN FOR VILLEMONT DO
362-080-017-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 72 CONDO PLAN FOR VILLEMONT DO
362-080-018-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 73 CONDO PLAN FOR VILLEMONT DO
362-080-019-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 74 CONDO PLAN FOR VILLEMONT DO
362-080-020-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 75 CONDO PLAN FOR VILLEMONT DO
362-080-021-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 76 CONDO PLAN FOR VILLEMONT DO
362-080-022-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 77 CONDO PLAN FOR VILLEMONT DO
362-080-023-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 78 CONDO PLAN FOR VILLEMONT DO
362-080-024-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 79 CONDO PLAN FOR VILLEMONT DO
362-080-025-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 80 CONDO PLAN FOR VILLEMONT DO
362-080-026-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 81 CONDO PLAN FOR VILLEMONT DO
362-080-027-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 82 CONDO PLAN FOR VILLEMONT DO
362-080-028-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 83 CONDO PLAN FOR VILLEMONT DO
362-080-029-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 215 CONDO PLAN FOR VILLEMONT D
362-080-030-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 216 CONDO PLAN FOR VILLEMONT D
362-080-031-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 217 CONDO PLAN FOR VILLEMONT D
362-080-032-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 218 CONDO PLAN FOR VILLEMONT D
362-080-033-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 219 CONDO PLAN FOR VILLEMONT D
362-080-034-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 220 CONDO PLAN FOR VILLEMONT D
362-080-035-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 221 CONDO PLAN FOR VILLEMONT D
362-080-036-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 222 CONDO PLAN FOR VILLEMONT D
362-080-037-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 223 CONDO PLAN FOR VILLEMONT D
362-080-038-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 224 CONDO PLAN FOR VILLEMONT D
362-080-039-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 225 CONDO PLAN FOR VILLEMONT D
362-080-040-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 226 CONDO PLAN FOR VILLEMONT D
362-080-041-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 227 CONDO PLAN FOR VILLEMONT D
362-080-042-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 228 CONDO PLAN FOR VILLEMONT D
362-080-043-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 229 CONDO PLAN FOR VILLEMONT D
362-080-044-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 230 CONDO PLAN FOR VILLEMONT D
362-080-045-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 231 CONDO PLAN FOR VILLEMONT D
362-080-046-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 232 CONDO PLAN FOR VILLEMONT D

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362-080-047-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 233 CONDO PLAN FOR VILLEMONT D
362-080-048-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 234 CONDO PLAN FOR VILLEMONT D
362-080-049-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 235 CONDO PLAN FOR VILLEMONT D
362-080-050-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 236 CONDO PLAN FOR VILLEMONT D
362-080-051-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 237 CONDO PLAN FOR VILLEMONT D
362-080-052-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 238 CONDO PLAN FOR VILLEMONT D
362-080-053-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 239 CONDO PLAN FOR VILLEMONT D
362-080-054-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 240 CONDO PLAN FOR VILLEMONT D
362-080-055-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 241 CONDO PLAN FOR VILLEMONT D
362-080-056-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 242 CONDO PLAN FOR VILLEMONT D
362-080-057-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 243 CONDO PLAN FOR VILLEMONT D
362-080-058-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 244 CONDO PLAN FOR VILLEMONT D
362-080-059-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 245 CONDO PLAN FOR VILLEMONT D
362-080-060-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 246 CONDO PLAN FOR VILLEMONT D
362-080-061-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 247 CONDO PLAN FOR VILLEMONT D
362-080-062-000	District - Wide	39.30	39.30	0.6	0.0	0.6	0.0	1.0	0.0	MF Residential	UNIT 248 CONDO PLAN FOR VILLEMONT D
363-011-001-000	District - Wide	12,751.42	12,751.68	194.67	0.0	194.67	0.0	273.0	4.41	Mixed Use	14.9 AC P LOTS42&42BHIGHLAND RESR P
363-011-002-000	District - Wide	1,383.12	1,383.15	21.1155	0.0	21.1155	0.0	0.0	3.0165	Non Residential	3.0 AC PAR 1 PMOR 32-12
363-011-003-000	District - Wide	2,305.20	2,305.25	35.1925	0.0	35.1925	0.0	0.0	5.0275	Non Residential	5.0 AC PAR 2 PMOR 32-12
363-011-004-000	District - Wide	1,383.12	1,383.15	21.1155	0.0	21.1155	0.0	0.0	3.0165	Non Residential	3.0 AC PAR 3 PMOR 32-12
363-011-005-000	District - Wide	1,521.42	1,521.44	23.2267	0.0	23.2267	0.0	0.0	3.3181	Non Residential	3.3 AC PAR 4 PMOR 32-12
363-011-006-000	District - Wide	1,337.00	1,337.02	20.4113	0.0	20.4113	0.0	0.0	2.9159	Non Residential	2.9 AC PAR 5 PMOR 32-12
363-011-007-000	District - Wide	2,397.42	2,397.46	36.6002	0.0	36.6002	0.0	0.0	5.2286	Non Residential	5.2 AC PAR 6 PMOR 32-12
363-011-008-000	District - Wide	1,521.42	1,521.44	23.2267	0.0	23.2267	0.0	0.0	3.3181	Non Residential	3.3 AC PAR 8 PMOR 32-12
363-011-009-000	District - Wide	1,659.74	1,659.78	25.3386	0.0	25.3386	0.0	0.0	3.6198	Non Residential	3.6 AC PAR 9 PMOR 32-12
363-011-010-000	District - Wide	1,475.34	1,475.36	22.5232	0.0	22.5232	0.0	0.0	3.2176	Non Residential	3.2 AC PAR 1 PMOR 33-10
363-011-011-000	District - Wide	599.34	599.34	9.1497	0.0	9.1497	0.0	0.0	1.3071	Non Residential	1.3 AC PAR 11 PMOR 32-12
363-011-013-000	District - Wide	3,624.78	3,624.85	55.3378	0.0	55.3378	0.0	0.0	7.9054	Non Residential	7.9AC PAR 40B PMOR 32-89
363-011-014-000	District - Wide	3,074.18	3,074.25	46.9322	0.0	46.9322	0.0	0.0	6.7046	Non Residential	6.7AC PAR 40D PMOR 32-89
363-011-016-000	District - Wide	1,042.32	1,042.33	15.9125	0.0	15.9125	0.0	0.0	2.27321	Non Residential	1.8 AC PAR A THE GALLERIA AT RSVL
363-011-017-000	District - Wide	926.50	926.52	14.1444	0.0	14.1444	0.0	0.0	2.02063	Non Residential	1.6 AC PAR B-1 PMOR 30-73
363-011-018-000	District - Wide	463.24	463.26	7.0722	0.0	7.0722	0.0	0.0	1.01032	Non Residential	PAR B-2 PMOR 30-73
363-011-019-000	District - Wide	926.50	926.52	14.1444	0.0	14.1444	0.0	0.0	2.02063	Non Residential	1.6 AC PAR C THE GALLERIA AT RSVL
363-011-022-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Landscaping	6.0 PAR F THE GALLERIA AT RSVL RE
363-011-031-000	District - Wide	810.68	810.70	12.3764	0.0	12.3764	0.0	0.0	1.76805	Non Residential	1.4 AC PAR O THE GALLERIA AT RSVL
363-011-032-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Landscaping	2.3 AC PAR P THE GALLERIA AT RSVL
363-011-034-000	District - Wide	231.62	231.63	3.5361	0.0	3.5361	0.0	0.0	0.50516	Non Residential	PAR 14 PMOR 35-11 GALLERIA AT ROSE
363-011-035-000	District - Wide	4,516.68	4,516.77	68.954	0.0	68.954	0.0	0.0	9.85057	Non Residential	7.8 AC PAR 13 PMOR 35-11 GALLERIA
363-011-036-000	District - Wide	1,389.74	1,389.77	21.2166	0.0	21.2166	0.0	0.0	3.03095	Non Residential	2.4 AC PAR T THE GALLERIA AT RSVL
363-011-037-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Landscaping & Future Parking A	4.3 AC PAR U THE GALLERIA AT RSVL
363-011-040-000	District - Wide	9,668.20	9,668.41	147.6	0.0	147.6	0.0	246.0	0.0	MF Residential	12.1 AC PAR 1 PMOR 30-75
363-011-043-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Park	1.5 AC POR LOT 54B COMMON AREA - PA
363-011-044-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Park	POR LOT 54A COMMON AREA - PARKLAND
363-011-045-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	LOT A OPEN SPACE MOR Z-24 THE RESER
363-011-046-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LOT 12 THE RESERVES AT GALLERIA
363-011-049-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	LOT 11 THE RESERVES AT GALLERIA
363-011-050-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Public ROW	LOT B OPEN SPACE MOR Z-24 THE RESER

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363-011-054-000	District - Wide	641.92	641.94	9.8	0.0	9.8	0.0	0.0	1.4	Non Residential	1.4 AC POR L39B REGIONAL 65 CENTER
363-011-057-000	District - Wide	10,261.56	10,261.78	156.6586	0.0	156.6586	0.0	0.0	22.3798	Non Residential	19.5AC POR L39A & POR ROW REGIONAL
363-011-058-000	District - Wide	596.08	596.09	9.1	0.0	9.1	0.0	0.0	1.3	Non Residential	1.3AC POR L39B & POR ROW REGIONAL 6
363-011-064-000	District - Wide	1,124.98	1,125.00	17.1745	0.0	17.1745	0.0	0.0	2.4535	Non Residential	2.1 AC PAR 3 PMOR 35-11 GALLERIA A
363-011-071-000	District - Wide	223.52	223.53	3.4125	0.0	3.4125	0.0	0.0	0.4875	Non Residential	PAR 7 PMOR 35-11 GALLERIA AT ROSEV
363-011-077-000	District - Wide	528.44	528.45	8.0675	0.0	8.0675	0.0	0.0	1.1525	Non Residential	PAR 11 PMOR 35-11 GALLERIA @ ROSEVI
363-011-078-000	District - Wide	1,429.90	1,429.92	21.8295	0.0	21.8295	0.0	0.0	3.1185	Non Residential	2.7 AC PAR 12 PMOR 35-11 GALLERIA
363-011-079-000	District - Wide	8,301.94	8,302.12	126.742	0.0	126.742	0.0	0.0	18.106	Non Residential	15.8 AC PAR 1 PMOR 35-11 GALLERIA A
363-011-080-000	District - Wide	4,044.50	4,044.59	61.7456	0.0	61.7456	0.0	0.0	8.8208	Non Residential	7.7 AC PAR 2 PMOR 35-11 GALLERIA AT
363-011-081-000	District - Wide	2,567.70	2,567.76	39.2	0.0	39.2	0.0	0.0	5.6	Non Residential	5.6 AC PAR 5 PMOR 35-11 GALLERIA A
363-011-082-000	District - Wide	5,253.58	5,253.68	80.2039	0.0	80.2039	0.0	0.0	11.4577	Non Residential	10.0 AC PAR 6 GALLERIA AT ROSEVILL
363-011-083-000	District - Wide	3,469.56	3,469.64	52.9683	0.0	52.9683	0.0	0.0	7.5669	Non Residential	6.6 AC PAR 8 PMOR 35-11 GALLERIA A
363-011-084-000	District - Wide	1,366.80	1,366.83	20.8663	0.0	20.8663	0.0	0.0	2.9809	Non Residential	2.6 AC PAR 10 PMOR 35-11 GALLERIA A
363-011-085-000	District - Wide	3,438.90	3,438.97	52.5	0.0	52.5	0.0	0.0	7.5	Non Residential	7.5 AC PAR 1 PMOR 35-55
363-011-086-000	District - Wide	5,043.70	5,043.82	77.0	0.0	77.0	0.0	0.0	11.0	Non Residential	11.0 AC PAR 2 PMOR 35-5532 89
363-011-087-000	District - Wide	146.72	146.73	2.24	0.0	2.24	0.0	0.0	0.32	Non Residential	PAR 1 PMOR 35-69
363-011-088-000	District - Wide	13,237.44	13,237.72	202.09	0.0	202.09	0.0	0.0	28.87	Non Residential	28.9 AC PAR 2 PMOR 35-69
363-011-089-000	District - Wide	7,899.62	7,899.79	120.6	0.0	120.6	0.0	201.0	0.0	MF Residential	PAR 1 PMOR 35-159
363-011-090-000	District - Wide	4,507.24	4,507.34	68.81	0.0	68.81	0.0	0.0	9.83	Non Residential	PAR 2 PMOR 35-159
363-021-002-000	District - Wide	144.80	144.80	2.2106	0.0	2.2106	0.0	0.0	0.3158	Non Residential	POR PAR 3 PMOR 33-122
363-021-003-000	District - Wide	965.32	965.34	14.7371	0.0	14.7371	0.0	0.0	2.1053	Non Residential	2.0 AC POR PAR 3 PMOR 33-122
363-021-004-000	District - Wide	1,061.84	1,061.86	16.2106	0.0	16.2106	0.0	0.0	2.3158	Non Residential	2.2 AC PAR2 PMOR 33-122
363-021-005-000	District - Wide	482.64	482.65	7.3682	0.0	7.3682	0.0	0.0	1.0526	Non Residential	POR PAR 1 PMOR 33-122
363-021-006-000	District - Wide	530.92	530.93	8.1053	0.0	8.1053	0.0	0.0	1.1579	Non Residential	1.1 AC POR PAR 2 PMOR 33-94
363-021-007-000	District - Wide	482.64	482.65	7.3682	0.0	7.3682	0.0	0.0	1.0526	Non Residential	1.0 AC POR PAR 4 PMOR 33-122
363-021-008-000	District - Wide	482.64	482.65	7.3682	0.0	7.3682	0.0	0.0	1.0526	Non Residential	POR PAR 3 PMOR 33-94
363-021-009-000	District - Wide	434.40	434.41	6.6318	0.0	6.6318	0.0	0.0	0.9474	Non Residential	PAR 4 PMOR 33-94
363-021-010-000	District - Wide	1,497.56	1,497.60	22.8627	0.0	22.8627	0.0	0.0	3.2661	Non Residential	3.0 AC PAR 5 PMOR 31-146
363-021-011-000	District - Wide	3,644.12	3,644.20	55.6332	0.0	55.6332	0.0	0.0	7.9476	Non Residential	7.3 AC PAR 4 PMOR 31-146
363-021-012-000	District - Wide	3,194.82	3,194.89	48.7739	0.0	48.7739	0.0	0.0	6.9677	Non Residential	6.4 AC PAR 3 PMOR 31-146
363-021-013-000	District - Wide	3,494.38	3,494.45	53.347	0.0	53.347	0.0	0.0	7.621	Non Residential	7.0 AC POR PAR 2 PMOR 31-146
363-021-014-000	District - Wide	549.12	549.13	8.3832	0.0	8.3832	0.0	0.0	1.1976	Non Residential	1.1 AC PAR 1 PMOR 31-146
363-022-002-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	14.3A COMM AREA CONDO PLN FOR VILLE
363-022-003-000	District - Wide	432.06	432.07	6.5961	0.0	6.5961	0.0	0.0	0.9423	Non Residential	1.2 AC PAR G - PMOR 32-50
363-022-004-000	District - Wide	720.10	720.12	10.9935	0.0	10.9935	0.0	0.0	1.5705	Non Residential	2.0 AC PAR F - PMOR 32-50
363-022-005-000	District - Wide	648.26	648.27	9.8966	0.0	9.8966	0.0	0.0	1.4138	Non Residential	1.8 AC PAR E - PMOR 32-50
363-022-006-000	District - Wide	756.38	756.39	11.5472	0.0	11.5472	0.0	0.0	1.6496	Non Residential	2.1 AC PAR J - PMOR 32-50
363-022-007-000	District - Wide	396.16	396.17	6.048	0.0	6.048	0.0	0.0	0.864	Non Residential	1.1 AC PAR I - PMOR 32-50
363-022-008-000	District - Wide	467.96	467.97	7.1442	0.0	7.1442	0.0	0.0	1.0206	Non Residential	1.3 AC PAR H - PMOR 32-50
363-022-009-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	11.7A COMM AREA CONDO PLN FOR VILLE
363-022-010-000	District - Wide	367.86	367.88	5.6161	0.0	5.6161	0.0	0.0	0.8023	Non Residential	1.0 AC PAR C PMOR 31-118
363-022-011-000	District - Wide	7,356.88	7,357.05	112.3143	0.0	112.3143	0.0	0.0	16.0449	Non Residential	20.0 AC PAR B PMOR 31-118
363-022-012-000	District - Wide	10,152.52	10,152.74	154.994	0.0	154.994	0.0	0.0	22.142	Non Residential	27.6 AC PAR A PMOR 31-118
363-022-016-000	District - Wide	5,282.14	5,282.25	80.64	0.0	80.64	0.0	0.0	11.52	Non Residential	11.5 AC LOT 8 NCRSP- PAR 49 SUB MO
363-022-017-000	District - Wide	2,159.62	2,159.67	32.97	0.0	32.97	0.0	0.0	4.71	Non Residential	4.7 AC LOT 7 NCRSP- PAR 49 SUB MOR
363-022-018-000	District - Wide	1,022.50	1,022.52	15.61	0.0	15.61	0.0	0.0	2.23	Non Residential	2.2 AC LOT 6 NCRSP- PAR 49 SUB MOR
363-022-019-000	District - Wide	11,903.16	11,903.41	181.72	0.0	181.72	0.0	0.0	25.96	Non Residential	25.9 AC LOT 9 NCRSP- PAR 49 SUB MOR

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-022-020-000	District - Wide	1,581.90	1,581.92	24.15	0.0	24.15	0.0	0.0	3.45	Non Residential	3.5 AC LOT 2 NCRSP- PAR 49 SUB MOR
363-022-021-000	District - Wide	715.28	715.30	10.92	0.0	10.92	0.0	0.0	1.56	Non Residential	1.56 AC POR LOT 1 NCRSP- PARCEL 49
363-022-022-000	District - Wide	531.88	531.89	8.12	0.0	8.12	0.0	0.0	1.16	Non Residential	1.15 AC POR LOT 1 & 3 NCRSP- PARCEL
363-022-023-000	District - Wide	1,678.18	1,678.22	25.62	0.0	25.62	0.0	0.0	3.66	Non Residential	3.66 AC POR LOTS 3, 4 & 5 NCRSP- P
363-022-024-000	District - Wide	1,838.66	1,838.70	28.07	0.0	28.07	0.0	0.0	4.01	Non Residential	4.01 AC POR LOTS 3, 4 & 5 NCRSP- P
363-030-064-000	District - Wide	5,057.70	5,057.80	77.2135	0.0	77.2135	0.0	0.0	11.0305	Non Residential	11.7 AC POR LOT 32 & 42 REGIONAL 65
363-030-070-000	District - Wide	2,940.58	2,940.64	44.8924	0.0	44.8924	0.0	0.0	6.4132	Non Residential	POR PAR 1 PMOR 31-31
363-030-071-000	District - Wide	1,162.80	1,162.83	17.752	0.0	17.752	0.0	0.0	2.536	Non Residential	POR PAR 4 PMOR 31-31
363-030-073-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	5.0 AC POR PAR 1 PMOR 31-31
363-030-074-000	District - Wide	422.52	422.53	6.4505	0.0	6.4505	0.0	0.0	0.9215	Non Residential	PAR 2 PMOR 31-31
363-030-075-000	District - Wide	757.98	757.99	11.5717	0.0	11.5717	0.0	0.0	1.6531	Non Residential	1.6 AC PAR 3 PMOR 31-31
363-030-076-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	1.8 AC POR PAR 4 PMOR 31-31
363-030-077-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Common Area	POR PAR 4 PMOR 31-31
363-030-078-000	District - Wide	417.90	417.90	6.3798	0.0	6.3798	0.0	0.0	0.9114	Non Residential	PAR 5 PMOR 31-31
363-030-079-000	District - Wide	293.50	293.50	4.4807	0.0	4.4807	0.0	0.0	0.6401	Non Residential	PAR 6 PMOR 31-31
363-030-080-000	District - Wide	403.90	403.92	6.1663	0.0	6.1663	0.0	0.0	0.8809	Non Residential	PAR 7 PMOR 31-31
363-030-081-000	District - Wide	7,231.50	7,231.65	110.4	0.0	110.4	0.0	184.0	0.0	MF Residential	8.5 AC P LOT 21B HIGHLAND RESERVE P
363-030-082-000	District - Wide	499.96	499.98	7.6328	0.0	7.6328	0.0	0.0	1.0904	Non Residential	1.0 AC POR LOT 47 REGIONAL 65 CENTR
363-030-089-000	District - Wide	750.28	750.30	11.4543	0.0	11.4543	0.0	0.0	1.63633	Non Residential	1.6 AC PAR 1 PMOR 34-132
363-030-090-000	District - Wide	844.08	844.09	12.8861	0.0	12.8861	0.0	0.0	1.84087	Non Residential	1.8 AC PAR 2 PMOR 34-132
363-040-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL
363-040-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL
363-040-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL
363-040-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL
363-040-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL
363-040-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL
363-040-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL
363-040-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL
363-040-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL
363-040-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL
363-040-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL
363-040-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL
363-040-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL
363-040-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL
363-040-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL
363-040-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL
363-040-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL
363-040-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL
363-040-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL
363-040-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL
363-040-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL
363-040-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL
363-040-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL
363-040-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL
363-040-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL
363-040-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL
363-040-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL

City of Roseville

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City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-040-081-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 HIGHLAND RESERVE WEST PARCEL
363-040-082-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 HIGHLAND RESERVE WEST PARCEL
363-040-083-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 HIGHLAND RESERVE WEST PARCEL
363-040-084-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 HIGHLAND RESERVE WEST PARCEL
363-050-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 DIAMOND OAKS EAST S-44
363-050-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 DIAMOND OAKS EAST S-44
363-050-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 DIAMOND OAKS EAST S-44
363-050-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 DIAMOND OAKS EAST S-44
363-050-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 DIAMOND OAKS EAST S-44
363-050-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 DIAMOND OAKS EAST S-44
363-050-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 DIAMOND OAKS EAST S-44
363-050-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 DIAMOND OAKS EAST S-44
363-050-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 DIAMOND OAKS EAST S-44
363-050-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 DIAMOND OAKS EAST S-44
363-050-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 DIAMOND OAKS EAST S-44
363-050-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 DIAMOND OAKS EAST S-44
363-050-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 DIAMOND OAKS EAST S-44
363-050-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 DIAMOND OAKS EAST S-44
363-050-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 DIAMOND OAKS EAST S-44
363-050-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 DIAMOND OAKS EAST S-44
363-050-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 DIAMOND OAKS EAST S-44
363-050-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 DIAMOND OAKS EAST S-44
363-050-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 DIAMOND OAKS EAST S-44
363-050-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 DIAMOND OAKS EAST S-44
363-050-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 DIAMOND OAKS EAST S-44
363-050-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 DIAMOND OAKS EAST S-44
363-050-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 DIAMOND OAKS EAST S-44
363-050-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 DIAMOND OAKS EAST S-44
363-050-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 DIAMOND OAKS EAST S-44
363-050-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 DIAMOND OAKS EAST S-44
363-050-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 DIAMOND OAKS EAST S-44
363-050-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 DIAMOND OAKS EAST S-44
363-050-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 DIAMOND OAKS EAST S-44
363-050-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 DIAMOND OAKS EAST S-44
363-050-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 DIAMOND OAKS EAST S-44
363-050-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 DIAMOND OAKS EAST S-44
363-050-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 DIAMOND OAKS EAST S-44
363-050-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 DIAMOND OAKS EAST S-44
363-050-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 DIAMOND OAKS EAST S-44
363-050-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 DIAMOND OAKS EAST S-44
363-050-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 DIAMOND OAKS EAST S-44
363-050-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 DIAMOND OAKS EAST S-44
363-050-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 DIAMOND OAKS EAST S-44
363-050-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 DIAMOND OAKS EAST S-44
363-050-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 DIAMOND OAKS EAST S-44
363-050-044-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 DIAMOND OAKS EAST S-44
363-050-045-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 DIAMOND OAKS EAST S-44

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-050-046-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 DIAMOND OAKS EAST S-44
363-050-047-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 DIAMOND OAKS EAST S-44
363-050-048-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 DIAMOND OAKS EAST S-44
363-050-049-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 DIAMOND OAKS EAST S-44
363-050-050-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 DIAMOND OAKS EAST S-44
363-050-051-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 DIAMOND OAKS EAST S-44
363-050-052-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 DIAMOND OAKS EAST S-44
363-050-053-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 DIAMOND OAKS EAST S-44
363-050-054-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 DIAMOND OAKS EAST S-44
363-050-055-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 72 DIAMOND OAKS EAST S-44
363-050-056-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 73 DIAMOND OAKS EAST S-44
363-050-057-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 74 DIAMOND OAKS EAST S-44
363-050-058-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 DIAMOND OAKS EAST S-44
363-050-059-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 DIAMOND OAKS EAST S-44
363-050-060-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 DIAMOND OAKS EAST S-44
363-050-061-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 DIAMOND OAKS EAST S-44
363-050-062-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 DIAMOND OAKS EAST S-44
363-050-063-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 80 DIAMOND OAKS EAST S-44
363-050-067-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 84 DIAMOND OAKS EAST S-44
363-050-068-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 85 DIAMOND OAKS EAST S-44
363-050-069-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 86 DIAMOND OAKS EAST S-44
363-050-070-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 87 DIAMOND OAKS EAST S-44
363-050-071-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 88 DIAMOND OAKS EAST S-44
363-050-074-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 DIAMOND OAKS EAST S-44
363-050-076-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 & POR LOT 50 DIAMOND OAKS EA
363-050-077-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 83 DIAMOND OAKS EAST S-44
363-050-080-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 81 DIAMOND OAKS EAST S-44
363-050-082-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 82 DIAMOND OAKS EAST S-44
363-050-084-000	Local&District - Wide	271.96	271.97	2.0	2.0	2.0	2.0	0.0	0.0	SF Residential-Duplex	1.3 AC L 89 P LOTS 81 82&83 S-44 &
363-060-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 DIAMOND OAKS EAST S-44
363-060-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 DIAMOND OAKS EAST S-44
363-060-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 DIAMOND OAKS EAST S-44
363-060-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 DIAMOND OAKS EAST S-44
363-060-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 DIAMOND OAKS EAST S-44
363-060-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 DIAMOND OAKS EAST S-44
363-060-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 DIAMOND OAKS EAST S-44
363-060-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 DIAMOND OAKS EAST S-44
363-060-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 DIAMOND OAKS EAST S-44
363-060-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 DIAMOND OAKS EAST S-44
363-060-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 DIAMOND OAKS EAST S-44
363-060-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 DIAMOND OAKS EAST S-44
363-060-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 DIAMOND OAKS EAST S-44
363-060-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 DIAMOND OAKS EAST S-44
363-060-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 DIAMOND OAKS EAST S-44
363-060-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 DIAMOND OAKS EAST S-44
363-060-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 DIAMOND OAKS EAST S-44
363-070-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST S-78

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-070-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST S-78
363-070-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST S-78
363-070-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST S-78
363-070-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST S-78
363-070-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST S-78
363-070-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST S-78
363-070-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST S-78
363-070-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST S-78
363-070-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST S-78
363-070-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST S-78
363-070-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST S-78
363-070-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST S-78
363-070-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST S-78
363-070-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST S-78
363-070-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST S-78
363-070-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST S-78
363-070-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST S-78
363-070-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST S-78
363-070-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST S-78
363-070-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST S-78
363-070-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST S-78
363-070-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST S-78
363-070-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST S-78
363-070-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST S-78
363-070-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST S-78
363-070-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST S-78
363-070-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST S-78
363-070-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST S-78
363-070-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST S-78
363-070-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST S-78
363-070-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST S-78
363-070-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST S-78
363-070-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST S-78
363-070-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST S-78
363-070-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST S-78
363-070-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST S-78
363-070-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE WEST S-78
363-070-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RESERVE WEST S-78
363-070-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST S-78
363-070-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST S-78
363-070-046-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RESERVE WEST S-78
363-070-047-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 HIGHLAND RESERVE WEST S-78
363-070-048-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RESERVE WEST S-78
363-070-049-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RESERVE WEST S-78
363-070-050-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RESERVE WEST S-78
363-070-051-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RESERVE WEST S-78
363-070-052-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 HIGHLAND RESERVE WEST S-78

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363-070-053-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 HIGHLAND RESERVE WEST S-78
363-070-054-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 HIGHLAND RESERVE WEST S-78
363-070-055-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 72 HIGHLAND RESERVE WEST S-78
363-070-056-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 73 HIGHLAND RESERVE WEST S-78
363-070-057-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 74 HIGHLAND RESERVE WEST S-78
363-070-058-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 HIGHLAND RESERVE WEST S-78
363-070-061-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 HIGHLAND RESERVE WEST S-78
363-070-062-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 HIGHLAND RESERVE WEST S-78
363-070-063-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 80 HIGHLAND RESERVE WEST S-78
363-070-064-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 81 HIGHLAND RESERVE WEST S-78
363-070-065-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 82 HIGHLAND RESERVE WEST S-78
363-070-066-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 83 HIGHLAND RESERVE WEST S-78
363-070-067-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 84 HIGHLAND RESERVE WEST S-78
363-070-068-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 85 HIGHLAND RESERVE WEST S-78
363-070-070-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 1 & 2 HIGHLAND RESERVE WEST S-
363-070-071-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 61 & 62 HIGHLAND RESERVE WEST
363-070-072-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 76 & 77 HIGHLAND RESERVE WEST
363-080-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST S-78
363-080-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST S-78
363-080-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST S-78
363-080-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST S-78
363-080-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST S-78
363-080-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST S-78
363-080-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST S-78
363-080-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST S-78
363-080-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST S-78
363-080-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST S-78
363-080-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST S-78
363-080-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST S-78
363-080-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST S-78
363-080-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST S-78
363-080-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST S-78
363-080-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 86 HIGHLAND RESERVE WEST S-78
363-080-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 87 HIGHLAND RESERVE WEST S-78
363-080-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 88 HIGHLAND RESERVE WEST S-78
363-080-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 89 HIGHLAND RESERVE WEST S-78
363-080-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 90 HIGHLAND RESERVE WEST S-78
363-080-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 91 HIGHLAND RESERVE WEST S-78
363-080-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 92 HIGHLAND RESERVE WEST S-78
363-080-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 93 HIGHLAND RESERVE WEST S-78
363-080-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 94 HIGHLAND RESERVE WEST S-78
363-080-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 37 & 38 HIGHLAND RESERVE WEST
363-090-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST T-12
363-090-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST T-12
363-090-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST T-12
363-090-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST T-12
363-090-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST T-12

City of Roseville

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City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-090-053-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST T-12
363-090-054-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST T-12
363-090-055-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST T-12
363-090-056-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST T-12
363-090-057-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE WEST T-12
363-090-058-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RESERVE WEST T-12
363-090-059-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST T-12
363-090-060-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST T-12
363-090-061-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RESERVE WEST T-12
363-090-062-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RESERVE WEST T-12
363-090-063-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RESERVE WEST T-12
363-090-064-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 HIGHLAND RESERVE WEST T-12
363-090-065-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RESERVE WEST T-12
363-090-066-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RESERVE WEST T-12
363-090-067-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RESERVE WEST T-12
363-090-068-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RESERVE WEST T-12
363-100-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL
363-100-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL
363-100-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL
363-100-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL
363-100-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL
363-100-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL
363-100-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL
363-100-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL
363-100-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL
363-100-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL
363-100-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL
363-100-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL
363-100-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL
363-100-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL
363-100-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL
363-100-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL
363-100-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL
363-100-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL
363-100-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL
363-100-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL
363-100-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL
363-100-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL
363-100-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL
363-100-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL
363-100-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL
363-100-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL
363-100-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL
363-100-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL
363-100-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL
363-110-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL
363-110-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-110-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL
363-110-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL
363-110-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL
363-110-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL
363-110-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL
363-110-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL
363-110-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL
363-110-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL
363-110-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL
363-110-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL
363-110-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL
363-110-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL
363-110-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL
363-110-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL
363-110-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL
363-110-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PARCEL
363-110-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST PARCEL
363-110-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PARCEL
363-110-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PARCEL
363-120-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 DIAMOND OAKS UNIT NO 12 PH 1
363-120-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 12 PH 1
363-120-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 12 PH 1
363-120-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 12 PH 1
363-120-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 DIAMOND OAKS UNIT NO 12 PH 1
363-120-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 DIAMOND OAKS UNIT NO 12 PH 1
363-120-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 DIAMOND OAKS UNIT NO 12 PH 1
363-120-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 DIAMOND OAKS UNIT NO 12 PH 1
363-120-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 DIAMOND OAKS UNIT NO 12 PH 1
363-120-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 DIAMOND OAKS UNIT NO 12 PH 1
363-120-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 DIAMOND OAKS UNIT NO 12 PH 1
363-120-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 DIAMOND OAKS UNIT NO 12 PH 1
363-120-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 DIAMOND OAKS UNIT NO 12 PH 1
363-120-020-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Exempt	LOT 1 DIAMOND OAKS UNIT NO 12 PH 1
363-120-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 59 DIAMOND OAKS UN 12 PH 1
363-120-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	POR LOT 60 DIAMOND OAKS UN 12 PH 1
363-130-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 12 PH 1
363-130-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 12 PH 1
363-130-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 12 PH 1
363-130-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 12 PH 1
363-130-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 12 PH 1
363-130-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 12 PH 1
363-130-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 12 PH 1
363-130-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 DIAMOND OAKS UNIT NO 12 PH 1
363-130-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 DIAMOND OAKS UNIT NO 12 PH 1
363-130-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 12 PH 1
363-130-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 12 PH 1
363-130-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 12 PH 1

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-140-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 DIAMOND OAKS UNIT NO 12 PH 1
363-140-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 DIAMOND OAKS UNIT NO 12 PH 1
363-150-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL
363-150-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL
363-150-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL
363-150-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL
363-150-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL
363-150-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL
363-150-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL
363-150-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL
363-150-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL
363-150-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL
363-150-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL
363-150-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL
363-150-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL
363-150-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL
363-150-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL
363-150-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL
363-150-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL
363-150-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL
363-150-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL
363-150-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL
363-150-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL
363-150-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL
363-150-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL
363-150-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL
363-150-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL
363-150-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL
363-150-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL
363-160-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL
363-160-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RES

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-170-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR B
363-170-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR B
363-170-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR B
363-170-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR B
363-170-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR B
363-170-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR B
363-170-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR B
363-170-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR B
363-170-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR B
363-170-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR B
363-170-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR B
363-170-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR B
363-170-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR B
363-170-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR B
363-170-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR B
363-170-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR B
363-170-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR B
363-170-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 16 & 17 HIGHLAND RESERVE WEST
363-170-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 21 & 22 HIGHLAND RESERVE WEST
363-170-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 23 & 24 HIGHLAND RESERVE WEST
363-170-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 63 & 64 HIGHLAND RESERVE WEST
363-180-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR B T
363-180-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR B T
363-180-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR B T
363-180-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR B T
363-180-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR B T
363-180-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR B T
363-180-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR B
363-180-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR B
363-180-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR B
363-180-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR B
363-180-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR B
363-180-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR B
363-180-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR B
363-180-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR B
363-180-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR B
363-180-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR B
363-180-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR B
363-180-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR B
363-180-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR B
363-180-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR B
363-180-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR B
363-180-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR B
363-180-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR B
363-180-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR B
363-180-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR B
363-180-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR B

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-180-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR B
363-180-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR B
363-180-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR B
363-180-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR B
363-180-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR B
363-180-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR B
363-180-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR B
363-180-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RESERVE WEST PAR B
363-180-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RESERVE WEST PAR B
363-180-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RESERVE WEST PAR B
363-180-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RESERVE WEST PAR B
363-180-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 HIGHLAND RESERVE WEST PAR B
363-180-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR B
363-180-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 HIGHLAND RESERVE WEST PAR B
363-180-047-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 72 & 73 HIGHLAND RESERVE WEST
363-180-048-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOTS 2 & 3 HIGHLAND RESERVE WEST PA
363-190-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL
363-190-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL
363-190-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL
363-190-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL
363-190-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL
363-190-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL
363-190-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL
363-190-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL
363-190-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL
363-190-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL
363-190-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL
363-190-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL
363-190-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL
363-190-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL
363-190-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL
363-190-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL
363-190-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL
363-190-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL
363-190-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL
363-190-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL
363-190-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL
363-190-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL
363-190-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL
363-190-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL
363-190-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL
363-190-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL
363-190-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL
363-190-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL
363-190-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL
363-190-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL
363-190-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL

City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-190-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL
363-190-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL
363-190-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL
363-190-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL
363-190-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL
363-190-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL
363-190-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL
363-190-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL
363-190-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL
363-190-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL
363-190-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL
363-190-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL
363-190-044-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL
363-190-045-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL
363-200-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	1.00	SF Residential	LOT 1 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	1.00	SF Residential	LOT 3 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	1.00	SF Residential	LOT 5 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	1.00	SF Residential	LOT 7 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 BRIARCLIFF UNIT NO 1 MOR U-1
363-200-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 BRIARCLIFF UNIT NO 1 MOR U-1

City of Roseville

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City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-230-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 53 HIGHLAND RESERVE PAR 17A UNIT
363-230-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 54 HIGHLAND RESERVE PAR 17A UNIT
363-230-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 55 HIGHLAND RESERVE PAR 17A UNIT
363-230-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 56 HIGHLAND RESERVE PAR 17A UNIT
363-230-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 57 HIGHLAND RESERVE PAR 17A UNIT
363-230-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 58 HIGHLAND RESERVE PAR 17A UNIT
363-230-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LT 59 HIGHLAND RESERVE PAR 17A UNIT
363-240-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 80 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 81 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 82 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 92 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 93 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 94 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 95 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 96 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 97 BRIARCLIFF UNIT NO 2 MOR U-2
363-240-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 104 BRIARCLIFF UNIT NO 2 MOR U-
363-240-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 105 BRIARCLIFF UNIT NO 2 MOR U-
363-240-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 119 BRIARCLIFF UNIT NO 2 MOR U-
363-240-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 120 BRIARCLIFF UNIT NO 2 MOR U-
363-240-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 121 BRIARCLIFF UNIT NO 2 MOR U-
363-240-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 122 BRIARCLIFF UNIT NO 2 MOR U-
363-240-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 123 BRIARCLIFF UNIT NO 2 MOR U-
363-240-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 124 BRIARCLIFF UNIT NO 2 MOR U-
363-240-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 125 BRIARCLIFF UNIT NO 2 MOR U-
363-240-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 129 BRIARCLIFF UNIT NO 2 MOR U-
363-240-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 130 BRIARCLIFF UNIT NO 2 MOR U-
363-240-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 131 BRIARCLIFF UNIT NO 2 MOR U-
363-240-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 132 BRIARCLIFF UNIT NO 2 MOR U-
363-240-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 133 BRIARCLIFF UNIT NO 2 MOR U-
363-240-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 134 BRIARCLIFF UNIT NO 2 MOR U-
363-240-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 135 BRIARCLIFF UNIT NO 2 MOR U-
363-240-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 136 BRIARCLIFF UNIT NO 2 MOR U-
363-240-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 137 BRIARCLIFF UNIT NO 2 MOR U-
363-240-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 138 BRIARCLIFF UNIT NO 2 MOR U-
363-240-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 139 BRIARCLIFF UNIT NO 2 MOR U-
363-240-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 140 BRIARCLIFF UNIT NO 2 MOR U-
363-240-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 141 BRIARCLIFF UNIT NO 2 MOR U-
363-240-036-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 142 BRIARCLIFF UNIT NO 2 MOR U-
363-240-037-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 143 BRIARCLIFF UNIT NO 2 MOR U-
363-240-038-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 144 BRIARCLIFF UNIT NO 2 MOR U-
363-240-039-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 145 BRIARCLIFF UNIT NO 2 MOR U-
363-240-040-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 146 BRIARCLIFF UNIT NO 2 MOR U-

City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-240-041-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 147 BRIARCLIFF UNIT NO 2 MOR U-
363-240-042-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 148 BRIARCLIFF UNIT NO 2 MOR U-
363-240-043-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 149 BRIARCLIFF UNIT NO 2 MOR U-
363-240-044-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 150 BRIARCLIFF UNIT NO 2 MOR U-
363-240-045-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 151 BRIARCLIFF UNIT NO 2 MOR U-
363-240-046-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 152 BRIARCLIFF UNIT NO 2 MOR U-
363-240-047-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 153 BRIARCLIFF UNIT NO 2 MOR U-
363-240-048-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 154 BRIARCLIFF UNIT NO 2 MOR U-
363-240-049-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 155 BRIARCLIFF UNIT NO 2 MOR U-
363-240-050-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 156 BRIARCLIFF UNIT NO 2 MOR U-
363-240-051-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 157 BRIARCLIFF UNIT NO 2 MOR U-
363-240-052-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 158 BRIARCLIFF UNIT NO 2 MOR U-
363-240-053-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 159 BRIARCLIFF UNIT NO 2 MOR U-
363-240-054-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 160 BRIARCLIFF UNIT NO 2 MOR U-
363-240-055-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 161 BRIARCLIFF UNIT NO 2 MOR U-
363-240-056-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 162 BRIARCLIFF UNIT NO 2 MOR U-
363-240-057-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 163 BRIARCLIFF UNIT NO 2 MOR U-
363-240-058-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 164 BRIARCLIFF UNIT NO 2 MOR U-
363-240-059-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 165 BRIARCLIFF UNIT NO 2 MOR U-
363-240-060-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	POR LOT A OPEN SPACE U-27
363-240-061-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	POR LOT E OPEN SPACE U-27
363-240-062-000	Local&District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Open Space	POR LOT F OPEN SPACE U-27
363-250-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 83 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 84 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 85 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 86 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 87 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 88 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 89 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 90 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 91 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 98 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 99 BRIARCLIFF UNIT NO 2 MOR U-2
363-250-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 100 BRIARCLIFF UNIT NO 2 MOR U-
363-250-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 101 BRIARCLIFF UNIT NO 2 MOR U-
363-250-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 102 BRIARCLIFF UNIT NO 2 MOR U-
363-250-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 103 BRIARCLIFF UNIT NO 2 MOR U-
363-250-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 106 BRIARCLIFF UNIT NO 2 MOR U-
363-250-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 107 BRIARCLIFF UNIT NO 2 MOR U-
363-250-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 108 BRIARCLIFF UNIT NO 2 MOR U-
363-250-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 109 BRIARCLIFF UNIT NO 2 MOR U-
363-250-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 110 BRIARCLIFF UNIT NO 2 MOR U-
363-250-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 111 BRIARCLIFF UNIT NO 2 MOR U-
363-250-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 112 BRIARCLIFF UNIT NO 2 MOR U-
363-250-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 113 BRIARCLIFF UNIT NO 2 MOR U-
363-250-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 114 BRIARCLIFF UNIT NO 2 MOR U-
363-250-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 115 BRIARCLIFF UNIT NO 2 MOR U-

Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-250-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 116 BRIARCLIFF UNIT NO 2 MOR U-
363-250-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 117 BRIARCLIFF UNIT NO 2 MOR U-
363-250-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 118 BRIARCLIFF UNIT NO 2 MOR U-
363-250-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 126 BRIARCLIFF UNIT NO 2 MOR U-
363-250-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 127 BRIARCLIFF UNIT NO 2 MOR U-
363-250-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 128 BRIARCLIFF UNIT NO 2 MOR U-
363-260-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL
363-260-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL
363-260-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL
363-260-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL
363-260-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL
363-260-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL
363-260-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL
363-260-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL
363-260-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL
363-260-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL
363-260-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL
363-260-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL
363-260-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL
363-260-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL
363-260-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL
363-260-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL
363-260-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL
363-260-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL
363-260-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL
363-260-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL
363-260-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL
363-260-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL
363-260-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL
363-260-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL
363-260-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	

City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-270-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL
363-270-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL
363-270-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL
363-270-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL
363-270-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL
363-270-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL
363-270-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL
363-270-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL
363-270-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL
363-270-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL
363-280-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL
363-280-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL
363-280-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL
363-280-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL
363-280-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL
363-280-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL
363-280-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL
363-280-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL
363-280-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL
363-280-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL
363-280-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL
363-290-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR A M
363-290-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR A M
363-290-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR A M
363-290-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR A M
363-290-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR A M
363-290-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR A M
363-290-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR A M
363-290-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR A M
363-290-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR A M
363-290-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR A
363-290-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR A
363-290-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR A
363-290-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR A
363-290-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR A
363-290-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR A
363-290-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR A
363-290-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR A
363-290-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR A
363-290-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR A
363-290-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR A
363-290-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR A
363-290-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR A
363-290-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR A
363-290-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR A
363-290-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR A
363-290-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR A

City of Roseville

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-300-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR A
363-310-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RES PAR 17B UN 1 U-4
363-310-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RES PAR 17B UN 1 U-4
363-310-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RES PAR 17B UN 1 U-4
363-310-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RES PAR 17B UN 1 U-4
363-310-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RES PAR 17B UN 1 U-4
363-310-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RES PAR 17B UN 1 U-4
363-310-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RES PAR 17B UN 1 U-4
363-310-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RES PAR 17B UN 1 U-4
363-310-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RES PAR 17B UN 1 U-4
363-310-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RES PAR 17B UN 1 U-
363-310-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RES PAR 17B UN 1 U-
363-310-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RES PAR 17B UN 1 U-
363-310-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RES PAR 17B UN 1 U-
363-310-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RES PAR 17B UN 1 U-
363-310-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RES PAR 17B UN 1 U-
363-310-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RES PAR 17B UN 1 U-
363-310-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RES PAR 17B UN 1 U-
363-320-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RES PAR 17B UN 1 U-
363-320-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RES PAR 17B UN 1 U-
363-320-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RES PAR 17B UN 1 U-
363-320-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RES PAR 17B UN 1 U-
363-320-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RES PAR 17B UN 1 U-
363-320-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RES PAR 17B UN 1 U-
363-320-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RES PAR 17B UN 1 U-
363-320-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RES PAR 17B UN 1 U-
363-320-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RES PAR 17B UN 1 U-
363-320-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RES PAR 17B UN 1 U-
363-320-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RES PAR 17B UN 1 U-
363-320-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RES PAR 17B UN 1 U-
363-320-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 39 HIGHLAND RES PAR 17B UN 1 U-
363-320-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 40 HIGHLAND RES PAR 17B UN 1 U-
363-320-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 41 HIGHLAND RES PAR 17B UN 1 U-
363-320-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 42 HIGHLAND RES PAR 17B UN 1 U-
363-320-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 43 HIGHLAND RES PAR 17B UN 1 U-
363-320-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 44 HIGHLAND RES PAR 17B UN 1 U-
363-320-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RES PAR 17B UN 1 U-
363-320-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RES PAR 17B UN 1 U-
363-320-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RES PAR 17B UN 1 U-
363-320-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RES PAR 17B UN 1 U-
363-320-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RES PAR 17B UN 1 U-
363-320-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RES PAR 17B UN 1 U-
363-320-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RES PAR 17B UN 1 U-
363-320-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RES PAR 17B UN 1 U-
363-320-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RES PAR 17B UN 1 U-
363-320-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RES PAR 17B UN 1 U-
363-320-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RES PAR 17B UN 1 U-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-320-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RES PAR 17B UN 1 U-
363-320-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RES PAR 17B UN 1 U-
363-320-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RES PAR 17B UN 1 U-
363-330-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RES PAR 17B UN 1 U-
363-330-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RES PAR 17B UN 1 U-
363-330-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RES PAR 17B UN 1 U-
363-330-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RES PAR 17B UN 1 U-
363-330-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RES PAR 17B UN 1 U-
363-330-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 35 HIGHLAND RES PAR 17B UN 1 U-
363-330-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 36 HIGHLAND RES PAR 17B UN 1 U-
363-330-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 37 HIGHLAND RES PAR 17B UN 1 U-
363-330-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 38 HIGHLAND RES PAR 17B UN 1 U-
363-330-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RES PAR 17B UN 1 U-
363-330-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RES PAR 17B UN 1 U-
363-330-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RES PAR 17B UN 1 U-
363-330-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RES PAR 17B UN 1 U-
363-330-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RES PAR 17B UN 1 U-
363-330-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 64 HIGHLAND RES PAR 17B UN 1 U-
363-330-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 65 HIGHLAND RES PAR 17B UN 1 U-
363-330-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 66 HIGHLAND RES PAR 17B UN 1 U-
363-330-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 67 HIGHLAND RES PAR 17B UN 1 U-
363-330-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 68 HIGHLAND RES PAR 17B UN 1 U-
363-330-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 69 HIGHLAND RES PAR 17B UN 1 U-
363-340-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 81 DIAMOND OAKS UNIT 12 PH II M
363-340-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 82 DIAMOND OAKS UNIT 12 PH II M
363-340-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 83 DIAMOND OAKS UNIT 12 PH II M
363-340-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 84 DIAMOND OAKS UNIT 12 PH II M
363-340-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 85 DIAMOND OAKS UNIT 12 PH II M
363-340-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 86 DIAMOND OAKS UNIT 12 PH II M
363-340-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 87 DIAMOND OAKS UNIT 12 PH II M
363-340-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 88 DIAMOND OAKS UNIT 12 PH II M
363-340-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 89 DIAMOND OAKS UNIT 12 PH II M
363-340-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 90 DIAMOND OAKS UNIT 12 PH II M
363-340-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 91 DIAMOND OAKS UNIT 12 PH II M
363-340-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 92 DIAMOND OAKS UNIT 12 PH II M
363-340-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 93 DIAMOND OAKS UNIT 12 PH II M
363-340-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 94 DIAMOND OAKS UNIT 12 PH II M
363-340-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 95 DIAMOND OAKS UNIT 12 PH II M
363-340-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 96 DIAMOND OAKS UNIT 12 PH II M
363-340-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 97 DIAMOND OAKS UNIT 12 PH II M
363-340-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 98 DIAMOND OAKS UNIT 12 PH II M
363-340-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 99 DIAMOND OAKS UNIT 12 PH II M
363-340-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 100 DIAMOND OAKS UNIT 12 PH II
363-340-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 101 DIAMOND OAKS UNIT 12 PH II
363-340-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 102 DIAMOND OAKS UNIT 12 PH II
363-340-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 103 DIAMOND OAKS UNIT 12 PH II
363-340-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 104 DIAMOND OAKS UNIT 12 PH II

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-340-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 105 DIAMOND OAKS UNIT 12 PH II
363-340-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 106 DIAMOND OAKS UNIT 12 PH II
363-340-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 107 DIAMOND OAKS UNIT 12 PH II
363-340-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 108 DIAMOND OAKS UNIT 12 PH II
363-340-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 109 DIAMOND OAKS UNIT 12 PH II
363-340-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 110 DIAMOND OAKS UNIT 12 PH II
363-340-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 111 DIAMOND OAKS UNIT 12 PH II
363-340-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 126 DIAMOND OAKS UNIT 12 PH II
363-340-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 127 DIAMOND OAKS UNIT 12 PH II
363-340-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 128 DIAMOND OAKS UNIT 12 PH II
363-340-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 129 DIAMOND OAKS UNIT 12 PH II
363-350-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 DIAMOND OAKS UNIT 12 PH II M
363-350-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 DIAMOND OAKS UNIT 12 PH II M
363-350-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 DIAMOND OAKS UNIT 12 PH II M
363-350-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 80 DIAMOND OAKS UNIT 12 PH II M
363-350-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 112 DIAMOND OAKS UNIT 12 PH II
363-350-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 113 DIAMOND OAKS UNIT 12 PH II
363-350-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 114 DIAMOND OAKS UNIT 12 PH II
363-350-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 115 DIAMOND OAKS UNIT 12 PH II
363-350-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 116 DIAMOND OAKS UNIT 12 PH II
363-350-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 117 DIAMOND OAKS UNIT 12 PH II
363-350-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 118 DIAMOND OAKS UNIT 12 PH II
363-350-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 119 DIAMOND OAKS UNIT 12 PH II
363-350-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 120 DIAMOND OAKS UNIT 12 PH II
363-350-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 121 DIAMOND OAKS UNIT 12 PH II
363-350-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 122 DIAMOND OAKS UNIT 12 PH II
363-350-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 123 DIAMOND OAKS UNIT 12 PH II
363-350-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 124 DIAMOND OAKS UNIT 12 PH II
363-350-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 125 DIAMOND OAKS UNIT 12 PH II
363-350-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 130 DIAMOND OAKS UNIT 12 PH II
363-350-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 131 DIAMOND OAKS UNIT 12 PH II
363-350-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 132 DIAMOND OAKS UNIT 12 PH II
363-350-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 133 DIAMOND OAKS UNIT 12 PH II
363-360-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 134 DIAMOND OAKS UNIT NO.12 PH
363-360-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 135 DIAMOND OAKS UNIT NO.12 PH
363-360-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 136 DIAMOND OAKS UNIT NO.12 PH
363-360-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 137 DIAMOND OAKS UNIT NO.12 PH
363-360-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 138 DIAMOND OAKS UNIT NO.12 PH
363-360-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 139 DIAMOND OAKS UNIT NO.12 PH
363-360-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 140 DIAMOND OAKS UNIT NO.12 PH
363-360-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 141 DIAMOND OAKS UNIT NO.12 PH
363-360-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 142 DIAMOND OAKS UNIT NO.12 PH
363-360-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 143 DIAMOND OAKS UNIT NO.12 PH
363-360-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 144 DIAMOND OAKS UNIT NO.12 PH
363-360-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 145 DIAMOND OAKS UNIT NO.12 PH
363-360-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 146 DIAMOND OAKS UNIT NO.12 PH
363-360-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 147 DIAMOND OAKS UNIT NO.12 PH

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-390-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 PROMONTORY POINTE U-77
363-390-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 PROMONTORY POINTE U-77
363-390-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 PROMONTORY POINTE U-77
363-390-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 PROMONTORY POINTE U-77
363-390-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 PROMONTORY POINTE U-77
363-390-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 PROMONTORY POINTE U-77
363-390-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 PROMONTORY POINTE U-77
363-390-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 PROMONTORY POINTE U-77
363-390-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 PROMONTORY POINTE U-77
363-390-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 PROMONTORY POINTE U-77
363-390-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 PROMONTORY POINTE U-77
363-390-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 PROMONTORY POINTE U-77
363-390-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 PROMONTORY POINTE U-77
363-390-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 PROMONTORY POINTE U-77
363-390-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 PROMONTORY POINTE U-77
363-390-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 PROMONTORY POINTE U-77
363-390-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 PROMONTORY POINTE U-77
363-390-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 PROMONTORY POINTE U-77
363-390-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 PROMONTORY POINTE U-77
363-390-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 PROMONTORY POINTE U-77
363-390-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 PROMONTORY POINTE U-77
363-390-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 PROMONTORY POINTE U-77
363-390-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 PROMONTORY POINTE U-77
363-390-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 PROMONTORY POINTE U-77
363-390-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 PROMONTORY POINTE U-77
363-390-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 PROMONTORY POINTE U-77
363-390-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 PROMONTORY POINTE U-77
363-390-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 PROMONTORY POINTE U-77
363-390-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 PROMONTORY POINTE U-77
363-390-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 PROMONTORY POINTE U-77
363-400-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 70 HIGHLAND RESERVE LOT 17B UNI
363-400-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 71 HIGHLAND RESERVE LOT 17B UNI
363-400-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 72 HIGHLAND RESERVE LOT 17B UNI
363-400-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 73 HIGHLAND RESERVE LOT 17B UNI
363-400-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 74 HIGHLAND RESERVE LOT 17B UNI
363-400-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 75 HIGHLAND RESERVE LOT 17B UNI
363-400-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 76 HIGHLAND RESERVE LOT 17B UNI
363-400-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 77 HIGHLAND RESERVE LOT 17B UNI
363-400-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 78 HIGHLAND RESERVE LOT 17B UNI
363-400-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 79 HIGHLAND RESERVE LOT 17B UNI
363-400-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 80 HIGHLAND RESERVE LOT 17B UNI
363-400-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 81 HIGHLAND RESERVE LOT 17B UNI
363-400-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 82 HIGHLAND RESERVE LOT 17B UNI
363-400-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 83 HIGHLAND RESERVE LOT 17B UNI
363-400-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 84 HIGHLAND RESERVE LOT 17B UNI
363-400-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 85 HIGHLAND RESERVE LOT 17B UNI
363-400-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 86 HIGHLAND RESERVE LOT 17B UNI

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363-400-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 87 HIGHLAND RESERVE LOT 17B UNI
363-400-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 88 HIGHLAND RESERVE LOT 17B UNI
363-400-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 89 HIGHLAND RESERVE LOT 17B UNI
363-400-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 90 HIGHLAND RESERVE LOT 17B UNI
363-400-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 91 HIGHLAND RESERVE LOT 17B UNI
363-400-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 92 HIGHLAND RESERVE LOT 17B UNI
363-400-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 93 HIGHLAND RESERVE LOT 17B UNI
363-400-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 94 HIGHLAND RESERVE LOT 17B UNI
363-400-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 95 HIGHLAND RESERVE LOT 17B UNI
363-400-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 96 HIGHLAND RESERVE LOT 17B UNI
363-400-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 97 HIGHLAND RESERVE LOT 17B UNI
363-400-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 98 HIGHLAND RESERVE LOT 17B UNI
363-400-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 99 HIGHLAND RESERVE LOT 17B UNI
363-400-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 100 HIGHLAND RESERVE LOT 17B UN
363-400-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 101 HIGHLAND RESERVE LOT 17B UN
363-400-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 102 HIGHLAND RESERVE LOT 17B UN
363-400-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 103 HIGHLAND RESERVE LOT 17B UN
363-400-035-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 104 HIGHLAND RESERVE LOT 17B UN
363-410-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR O V
363-410-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR O V
363-410-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR O V
363-410-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR O V
363-410-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR O V
363-410-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR O V
363-410-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR O V
363-410-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR O V
363-410-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR O V
363-410-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR O
363-410-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR O
363-410-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR O
363-410-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR O
363-410-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR O
363-410-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR O
363-410-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR O
363-410-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR O
363-410-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR O
363-410-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR O
363-410-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR O
363-410-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR O
363-410-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR O
363-410-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR O
363-410-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR O
363-420-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST- PARCEL
363-420-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST- PARCEL
363-420-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST- PARCEL
363-420-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST-PARS MO
363-420-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST- PARCEL

City of Roseville

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-420-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST- PARCEL
363-420-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST- PARCEL
363-420-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST - PARCE
363-420-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST- PARCEL
363-420-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST- PARCE
363-420-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 HIGHLAND RESERVE WEST- PARCE
363-420-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 HIGHLAND RESERVE WEST-PARS M
363-420-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST- PARCE
363-420-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE WEST- PARCE
363-420-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 HIGHLAND RESERVE WEST- PARCE
363-420-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 HIGHLAND RESERVE WEST- PARCE
363-420-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 HIGHLAND RESERVE WEST- PARCE
363-420-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 HIGHLAND RESERVE WEST- PARCE
363-420-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 19 HIGHLAND RESERVE WEST- PARCE
363-420-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 20 HIGHLAND RESERVE WEST- PARCE
363-420-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 21 HIGHLAND RESERVE WEST- PARCE
363-420-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 22 HIGHLAND RESERVE WEST-PARS M
363-420-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 23 HIGHLAND RESERVE WEST- PARCE
363-420-024-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 24 HIGHLAND RESERVE WEST- PARCE
363-420-025-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 25 HIGHLAND RESERVE WEST- PARCE
363-420-026-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 26 HIGHLAND RESERVE WEST- PARCE
363-420-027-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 27 HIGHLAND RESERVE WEST- PARCE
363-420-028-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 28 HIGHLAND RESERVE WEST- PARCE
363-420-029-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 29 HIGHLAND RESERVE WEST- PARCE
363-420-030-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 30 HIGHLAND RESERVE WEST- PARCE
363-420-031-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 31 HIGHLAND RESERVE WEST- PARCE
363-420-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 32 HIGHLAND RESERVE WEST-PARCEL
363-420-033-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 33 HIGHLAND RESERVE WEST- PARCE
363-420-034-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 34 HIGHLAND RESERVE WEST- PARCE
363-430-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 DIAMOND OAKS UNIT 13, MOR V-3
363-430-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 DIAMOND OAKS UNIT 13, MOR V-3
363-430-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 DIAMOND OAKS UNIT 13, MOR V-
363-430-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 DIAMOND OAKS UNIT 13, MOR V-
363-430-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 DIAMOND OAKS UNIT 13, MOR V-
363-430-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 DIAMOND OAKS UNIT 13, MOR V-
363-430-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 DIAMOND OAKS UNIT 13, MOR V-
363-430-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT8 DIAMOND OAKS UNIT 13, MOR V-3
363-430-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT9 DIAMOND OAKS UNIT 13, MOR V-3
363-430-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 DIAMOND OAKS UNIT 13, MOR V
363-430-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 11 DIAMOND OAKS UNIT 13, MOR V
363-430-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 12 DIAMOND OAKS UNIT 13, MOR V
363-430-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 DIAMOND OAKS UNIT 13, MOR V
363-430-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 DIAMOND OAKS UNIT 13, MOR V
363-430-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 15 DIAMOND OAKS UNIT 13, MOR V
363-430-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 16 DIAMOND OAKS UNIT 13, MOR V
363-430-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 17 DIAMOND OAKS UNIT 13, MOR V
363-430-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 18 DIAMOND OAKS UNIT 13, MOR V

Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-460-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR D
363-460-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR D
363-460-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR D
363-460-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR D
363-460-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR D
363-460-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR D
363-460-011-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR D
363-460-012-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR D
363-460-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR D
363-460-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR D
363-460-015-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR D
363-460-016-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR D
363-460-017-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR D
363-460-018-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR D
363-460-019-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR D
363-460-020-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR D
363-460-021-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR D
363-460-022-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR D
363-460-023-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 63 HIGHLAND RESERVE WEST PAR D
363-470-001-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR E P
363-470-002-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR E P
363-470-003-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR E P
363-470-004-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR E P
363-470-005-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR E P
363-470-006-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR E P
363-470-007-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR E P
363-470-008-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR E P
363-470-009-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR E P
363-470-010-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR E
363-470-013-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR E
363-470-014-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	LOT 14 HIGHLAND RESERVE

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	DISTRICT WIDE EDUS	LOCAL EDUS	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESCRIPTION
363-470-032-000	Local&District - Wide	135.98	135.98	1.0	1.0	1.0	1.0	0.0	0.0	SF Residential	L 11 & P LOT12 HIGHLAND RESERVE WEST
493-010-002-000	District - Wide	13,205.34	13,205.63	201.6	0.0	201.6	0.0	336.0	0.0	MF Residential	17.8 AC LOT A PMOR 35-20 THE PRESER
N361-230-020-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Non Residential	
N361-230-021-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Non Residential	
N361-230-022-000	District - Wide	-	-	0.0	0.0	0.0	0.0	0.0	0.0	Non Residential	

Summary Fields	Value
ACTIVE PARCELS	3,624
LEVIED PARCELS	3,494
CHARGE	706,163.36
MAXIMUM ASMT	706,438.31
DISTRICT WIDE EDUS	7,510.7963
LOCAL EDUS	2,113.0000
TOTAL EDUS	7,628.7963
SF UNITS	2,231
MF UNITS	2,348
NON RES ACRES	565.95

RESOLUTION NO. 20-176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: North Central Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

RESOLUTION NO. 20-176

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

RESOLUTION NO. 20-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the North Central Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District; and,

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services, materials or improvements for certain landscaped areas including open space areas, parkways, slopes and medians, park facilities, bike paths, pedestrian trails, walls and fences, and other public improvements within the street right of way areas, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, and other appurtenant facilities. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the North Central Roseville Specific Plan Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-177

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2020.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of _____2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-154
LEGAL NOTICE**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE,
CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS
FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND
LIGHTING DISTRICT, FISCAL YEAR 2020/2021**

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Northwest Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include turf, ground cover, shrubs and trees, irrigation systems, drainage systems, natural areas, open space areas, public pedestrian paths, entry monuments, fencing, lighting systems, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the District. The District generally includes the parcels within the area known as the Northwest Roseville Specific Plan. The District is known and designated as

“Northwest Roseville Specific Plan Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Northwest Roseville Specific Plan Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 6, 2020
Public Hearing: May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Northwest Roseville Specific Plan
Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: Mickey Ashley

Mickey Ashley
Senior Project Analyst
District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Northwest Roseville Specific Plan Area, known as Northwest Roseville Specific Plan Landscaping and Lighting District (“District”) within the City. The District was formed and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act” or the “Act”).

This Engineer’s Levy Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The assessments are based on historical and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The District consists of two (2) benefit zones (“Zones”). The improvements that benefit properties within each Zone and the costs of those improvements are identified and budgeted separately. Each parcel is assessed proportionately for the estimated costs of the parcel’s respective Zone.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the Placer County Assessor’s Office. The Placer County Auditor/Controller (“County Auditor/Controller”) uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a public hearing, and a final review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. After final approval of the Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller. The County Auditor/Controller will include the assessments on the property tax roll for fiscal year 2020/21.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIID* (Proposition 218). Pursuant to the *California Constitution Article XIID* (“*Article XIID*”) *Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIID Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments established for the original District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIID Section 5(b)*, the property owners approved these existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). The assessments applied to the District’s parcels at the time of passage of Proposition 2018 of \$100 to each single-family residential parcel within Zone A and \$147.20 to each single family residential parcel within Zone B continue to be exempt from the procedural requirements *Article XIID Section 4*.

The District and all Zones therein have been formed pursuant to the 1972 Act. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments and to review the Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act.

In November 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIID, to annex into Zone A, and approve the maximum assessment of \$100 per single family residential parcel. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer’s Report, through the adoption of Resolution No. 04-507, which annexed the Dunmore Junction territory to Zone A. Dunmore Junction was first assessed by the District in FY 2005/06.

In April 2005, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIID, to annex into Zones B, and approve the maximum assessment of \$147.20 per single family residential parcel. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer’s Report, through the adoption of Resolution No. 05-165, which annexed the Legacy subdivision territory to Zone B. The Legacy subdivision was first assessed by the District in FY 2005/06.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The Northwest Roseville Specific Plan Landscaping and Lighting District lies west of the existing urban area of the City of Roseville. The District is generally bounded by Baseline Road to the north, Fiddymont Road to the west and Washington Boulevard to the east. The City annexed in Dunmore Junction, which is generally located on the east side of Porter Drive, south of Junction Boulevard and north of Lawton Avenue. The City also annexed in Legacy Subdivision, which is generally located on the northwest corner of Washington Boulevard and Junction Boulevard. For general reference purposes, renderings of the District's Boundaries are presented in Appendix A of the Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section

22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Zone A

Zone A of the District, by special benefit assessments, is to provide funding for the maintenance of the following improvements: landscaped street medians and landscaped corridors adjacent to property within the District including but not limited to, plantings, sound walls, and project identification signs; the maintenance of the vernal pool preserves identified in the Northwest Roseville Specific Plan; the installation and maintenance of bike trails within the Northwest Roseville Specific Plan Area; and the installation of park improvements and/or the payment of debt service related to the installation of bike trails and/or park improvements within the Northwest Roseville Specific Plan Area.

Zone B

Zone B of the District, by special benefit assessments, is to provide funding for the following:

- The maintenance of the landscaped street buffers or medians, certain natural areas within the subdivision and landscape corridors adjacent to the property within the Zone (including, but not limited to, planting, screen walls, project identification signs, and drainage and wetlands areas within the property).
- The perpetual maintenance of the landscape strips adjacent to the Sierra Crossing subdivision contiguous to Foothills Boulevard and Booth Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.
- The maintenance of the natural border adjoining and contiguous to the westerly border of Sierra Crossing.
- The maintenance of the wetland preserve area.
- The on-going maintenance of the landscape strips adjacent to the Legacy subdivision contiguous to Junction Boulevard, Washington Boulevard and Sawtell Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.
- The maintenance of natural border adjoining and contiguous to the westerly border of the Legacy subdivision.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for any special benefit assessment should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated special benefit to each parcel. All assessable parcels in each Zone receive a direct special benefit from the services and improvements provided by the District.

Each parcel within this District has been assigned an Equivalent Benefit Unit (EBU), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within each Zone of the District. The levy amount is spread evenly to each assessable parcel in the District, on a per benefit unit (per parcel) method.

For each Zone, the total eligible special benefit expenses (“Balance to Levy”), is divided by the total EBUs of all parcels. The result of this calculation establishes an assessment rate per EBU (“Levy per EBU” or “Assessment Rate”) to be applied to each Zone.

The following formulas shall be applied to each Zone to calculate the assessment for each parcel:

Zone A

Total number of residential lots based on final filed maps, divided into the total annual estimated costs of Zone A.

Zone B

Total number of residential lots based on final filed maps, divided into the total annual estimated costs of Zone B.

The Maximum Annual Assessment is not to exceed \$100.00 per parcel for Zone A and \$147.20 per parcel for Zone B.

C. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments regarding the Dunmore Junction subdivision Legacy subdivision annexations to the District, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan and the Northwest Roseville Specific Plan. As such, the improvements for which each property shall be assessed would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. Well-maintained landscaping and recreational facilities in close proximity to those properties enhances the desirability of those properties.

The special benefits associated with the landscape improvements and associated appurtenants are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts, landscaped areas and recreational facilities.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

The improvements are for the special benefit, enhancement and use of properties within the District and the Northwest Roseville Specific Plan Area. Although the improvements include public easements, rights-of-way and other amenities available or visible to the public at large, it has been determined that the additional improvements installed in connection with this development and those installed as part of the overall Northwest Roseville Specific Plan, are only necessary for the development of properties within the specific plan area and were not required nor necessarily desired by any properties or developments outside the Northwest Roseville Specific Plan Area. Therefore, this District being part of that plan, receives similar and proportional special benefits from both the improvements installed in connection with developing properties in this District as well as existing and future shared amenities within the District. Any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the specific plan area or to the public at large.

III. DISTRICT BUDGET

A. 2020/21 BUDGET

DESCRIPTION	Zone A ⁽¹⁾ Fund 2008	Zone B ⁽²⁾ Fund 2009
<u>DIRECT COSTS</u>		
Contract Maintenance - Landscaping	\$208,117.00	\$11,252.00
Repair & Maintenance - Landscaping/Parks	67,000.00	1,000.00
Utilities	160,000.00	4,900.00
Stormwater Management/Drainage (1130-4801-10001)	0.00	1,278.00
Rehab Reserve Project - Landscape Rehab	<u>35,000.00</u>	<u>0.00</u>
Total Direct Costs	\$470,117.00	\$18,430.00
<u>ADMINISTRATION COSTS</u>		
City Administration	\$9,244.00	\$383.00
Contract Administration - Park's Dept	33,000.00	1,500.00
County Auditor Fees	4,622.00	191.36
Consulting & Professional Services	7,947.00	329.00
Consultant Incidental Expenses	769.82	30.18
Public Hearing Publishing Costs	<u>695.00</u>	<u>400.00</u>
Total Administrative Costs	\$56,277.82	\$2,833.54
Total Direct and Administration Costs	\$526,394.82	\$21,263.54
<u>BUDGET ADJUSTMENTS</u>		
Replenishment/(Use) of Operating Reserve	(\$29,194.82)	(\$2,127.54)
Contribution for /(Use of) Rehab Reserve	(35,000.00)	0.00
Rounding Adjustment		
Total Adjustments	(\$64,194.82)	(\$2,127.54)
BALANCE TO LEVY	\$462,200.00	\$19,136.00

(1) The Dunmore Junction Subdivision was annexed into Zone A.

(2) The Legacy Subdivision was annexed into Zone B.

Fund balance information of each Zone is reported in Section C on the following page.

B. 2020/21 ASSESSMENT RATES

DESCRIPTION	Zone A Fund 2008	Zone B Fund 2009
<u>FY 2020/21 APPLIED ASSESSMENT RATES</u>		
Total Assessable Parcels	4,622	130
Applied Assessment Rates per Parcel	\$100.00	\$147.20
Maximum Assessment Rates per Parcel	\$100.00	\$147.20
Potential Maximum Assessment Per Zone	\$462,200	\$19,136

C. 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	Zone A Fund 2008	Zone B Fund 2009
<u>OPERATING RESERVE</u>		
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$288,056.28	\$9,660.62
add: Replenish from FY 20/21 Levy		
less: Use for FY 20/21 Expenses	(29,194.82)	(2,127.54)
Transfer from/(to) the Rehab Reserve	(23,802.96)	5.46
Ending Operating Reserve Balance 6-30-2021 (est.)	\$235,058.50	\$7,538.54
<u>REHABILITATION RESERVE</u>		
Beginning Rehab Reserve Balance 7-1-2020 (est.)	\$212,326.81	\$5.46
add: Collect from FY 20/21 Levy		
less: Use for FY 20/21 Rehab Projects	(35,000.00)	0.00
Transfer from/(to) the Operating Reserve	23,802.96	(5.46)
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$201,129.77	\$0.00

D. DESCRIPTION OF BUDGET ITEMS

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance – Landscaping / Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism,

storms, etc. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Stormwater Management / Drainage - This line item includes costs to properly maintain certain drainage and / or wetlands areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts, the preparation of the Engineer's' Report and incidental expenses of consultant.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

Total Assessable EBUs - The total number of expected Equivalent Benefit Units for each of the District’s Zones.

Applied Assessment Rates per EBU - The assessment rates to be applied to the parcels lying within the respective Zone of the District for the fiscal year shown.

Maximum Assessment Rates per EBU - The maximum assessment rates for the parcels lying within the respective Zone of the District for the fiscal year shown.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of EBUs to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve

balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

For each Zone showing a projected ending Rehabilitation Reserve balance or projected FY 2020/21 expenditures for Rehabilitation Reserve Project, a five-year Capital Improvement Plan showing the projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, is shown below.

Zone A.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Repair, replace and/or refurbish fencing improvements	\$0	\$20,000	\$20,000	\$0	\$0	\$40,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials	10,000	10,000	15,000	20,000	20,000	\$65,000
Grid tree pruning, removal and replacement of declining trees	25,000	25,000	25,000	25,000	25,000	\$100,000
Total Zone A Expenditures	\$35,000	\$55,000	\$60,000	\$45,000	\$45,000	\$205,000

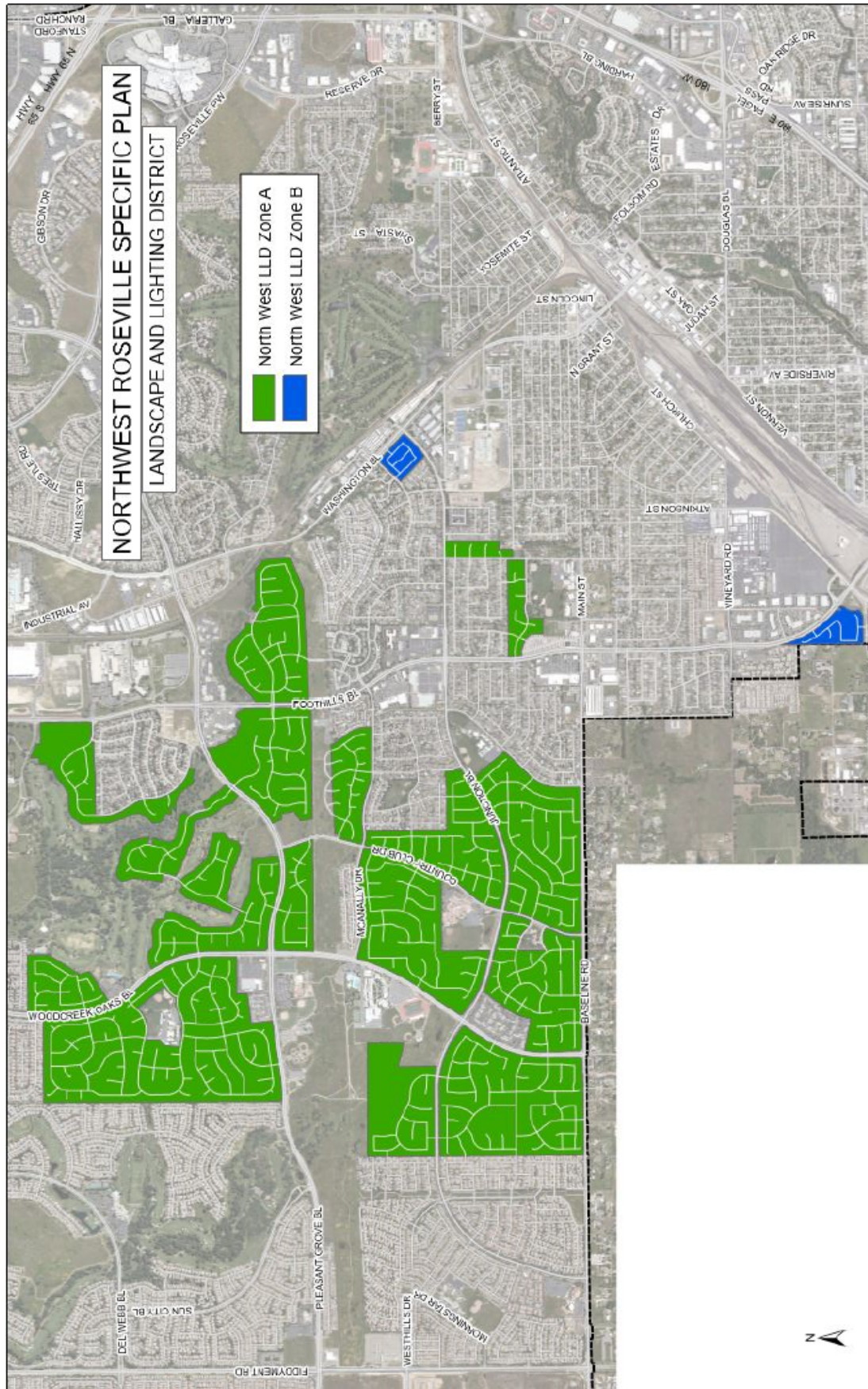
Zone B. The Zone's projected reserves are currently not sufficient to fund capital improvement expenditures.

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map of the District and Zones have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is represented herein.



APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
473-160-001-000	B	147.20	147.20	1	LOT 1 SIERRA CROSSINGS T-27
473-160-004-000	B	147.20	147.20	1	LOT 58 SIERRA CROSSINGS T-27
473-170-001-000	B	147.20	147.20	1	LOT 2 SIERRA CROSSINGS T-27
473-160-008-000	B	147.20	147.20	1	LOT 57 & POR LOT 56 SIERRA CROSSINGS T-27
473-160-005-000	B	147.20	147.20	1	LOT 59 SIERRA CROSSINGS T-27
473-160-007-000	B	147.20	147.20	1	POR LOT 56 SIERRA CROSSINGS T-27
473-170-008-000	B	147.20	147.20	1	LOT 9 SIERRA CROSSINGS T-27
473-170-006-000	B	147.20	147.20	1	LOT 7 SIERRA CROSSINGS T-27
473-170-004-000	B	147.20	147.20	1	LOT 5 SIERRA CROSSINGS T-27
473-170-002-000	B	147.20	147.20	1	LOT 3 SIERRA CROSSINGS T-27
473-170-009-000	B	147.20	147.20	1	LOT 10 SIERRA CROSSINGS T-27
473-170-007-000	B	147.20	147.20	1	LOT 8 SIERRA CROSSINGS T-27
473-170-005-000	B	147.20	147.20	1	LOT 6 SIERRA CROSSINGS T-27
473-170-003-000	B	147.20	147.20	1	LOT 4 SIERRA CROSSINGS T-27
473-170-018-000	B	147.20	147.20	1	LOT 29 SIERRA CROSSINGS T-27
473-170-024-000	B	147.20	147.20	1	LOT 35 SIERRA CROSSINGS T-27
473-170-016-000	B	147.20	147.20	1	LOT 17 SIERRA CROSSINGS T-27
473-170-022-000	B	147.20	147.20	1	LOT 33 SIERRA CROSSINGS T-27
473-170-014-000	B	147.20	147.20	1	LOT 15 SIERRA CROSSINGS T-27
473-170-019-000	B	147.20	147.20	1	LOT 30 SIERRA CROSSINGS T-27
473-170-020-000	B	147.20	147.20	1	LOT 31 SIERRA CROSSINGS T-27
473-170-012-000	B	147.20	147.20	1	LOT 13 SIERRA CROSSINGS T-27
473-170-017-000	B	147.20	147.20	1	LOT 28 SIERRA CROSSINGS T-27
473-170-010-000	B	147.20	147.20	1	LOT 11 SIERRA CROSSINGS T-27
473-170-015-000	B	147.20	147.20	1	LOT 16 SIERRA CROSSINGS T-27
473-170-025-000	B	147.20	147.20	1	LOT 36 SIERRA CROSSINGS T-27
473-170-013-000	B	147.20	147.20	1	LOT 14 SIERRA CROSSINGS T-27
473-170-023-000	B	147.20	147.20	1	LOT 34 SIERRA CROSSINGS T-27
473-170-011-000	B	147.20	147.20	1	LOT 12 SIERRA CROSSINGS T-27
473-170-021-000	B	147.20	147.20	1	LOT 32 SIERRA CROSSINGS T-27
473-170-026-000	B	147.20	147.20	1	LOT 37 SIERRA CROSSINGS T-27
473-170-044-000	B	147.20	147.20	1	LOT 55 SIERRA CROSSINGS T-27
473-170-036-000	B	147.20	147.20	1	LOT 47 SIERRA CROSSINGS T-27
473-180-005-000	B	147.20	147.20	1	LOT 22 SIERRA CROSSINGS T-27
475-060-003-000	A	100.00	100.00	1	LOT 15 PARKLAND ESTATES MOR BK Q PG 88
473-170-042-000	B	147.20	147.20	1	LOT 53 SIERRA CROSSINGS T-27
473-170-034-000	B	147.20	147.20	1	LOT 45 SIERRA CROSSINGS T-27
473-180-003-000	B	147.20	147.20	1	LOT 20 SIERRA CROSSINGS T-27
473-170-040-000	B	147.20	147.20	1	LOT 51 SIERRA CROSSINGS T-27
473-170-029-000	B	147.20	147.20	1	LOT 40 SIERRA CROSSINGS T-27
473-170-032-000	B	147.20	147.20	1	LOT 43 SIERRA CROSSINGS T-27
473-180-010-000	B	147.20	147.20	1	LOT 27 SIERRA CROSSINGS T-27
473-170-039-000	B	147.20	147.20	1	LOT 50 SIERRA CROSSINGS T-27
473-180-009-000	B	147.20	147.20	1	LOT 26 SIERRA CROSSINGS T-27
473-170-037-000	B	147.20	147.20	1	LOT 48 SIERRA CROSSINGS T-27
473-170-030-000	B	147.20	147.20	1	LOT 41 SIERRA CROSSINGS T-27
473-180-007-000	B	147.20	147.20	1	LOT 24 SIERRA CROSSINGS T-27
473-170-035-000	B	147.20	147.20	1	LOT 46 SIERRA CROSSINGS T-27
473-180-004-000	B	147.20	147.20	1	LOT 21 SIERRA CROSSINGS T-27
475-060-002-000	A	100.00	100.00	1	LOT 13 PARKLAND ESTATES MOR BK Q PG 88
473-170-027-000	B	147.20	147.20	1	LOT 38 SIERRA CROSSINGS T-27
473-170-033-000	B	147.20	147.20	1	LOT 44 SIERRA CROSSINGS T-27
473-180-002-000	B	147.20	147.20	1	LOT 19 SIERRA CROSSINGS T-27
473-170-043-000	B	147.20	147.20	1	LOT 54 SIERRA CROSSINGS T-27
473-170-031-000	B	147.20	147.20	1	LOT 42 SIERRA CROSSINGS T-27
473-180-008-000	B	147.20	147.20	1	LOT 25 SIERRA CROSSINGS T-27
473-180-001-000	B	147.20	147.20	1	LOT 18 SIERRA CROSSINGS T-27
473-170-041-000	B	147.20	147.20	1	LOT 52 SIERRA CROSSINGS T-27
473-170-028-000	B	147.20	147.20	1	LOT 39 SIERRA CROSSINGS T-27
473-180-006-000	B	147.20	147.20	1	LOT 23 SIERRA CROSSINGS T-27
475-060-001-000	A	100.00	100.00	1	LOT 12 PARKLAND ESTATES MOR BK Q PG 88
473-170-038-000	B	147.20	147.20	1	LOT 49 SIERRA CROSSINGS T-27
475-060-011-000	A	100.00	100.00	1	LOT 22 PARKLAND ESTATES MOR BK Q PG 88
475-060-028-000	A	100.00	100.00	1	LOT 39 PARKLAND ESTATES MOR BK Q PG 88
475-060-046-000	A	100.00	100.00	1	L57 PARKLAND ESTATES Q-88

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-100-008-000	A	100.00	100.00	1	L 7 AUTUMN GLEN UNIT 1 MOR Q-16
475-060-038-000	A	100.00	100.00	1	LOT 49 PARKLAND ESTATES MOR BK Q PG 88
475-060-056-000	A	100.00	100.00	1	POR L46 PARKLAND ESTATES Q-88
475-060-021-000	A	100.00	100.00	1	LOT 32 PARKLAND ESTATES MOR BK Q PG 88
475-060-031-000	A	100.00	100.00	1	LOT 42 PARKLAND ESTATES MOR BK Q PG 88
476-100-006-000	A	100.00	100.00	1	L 5 AUTUMN GLEN UNIT 1
475-060-013-000	A	100.00	100.00	1	LOT 24 PARKLAND ESTATES MOR BK Q PG 88
475-060-048-000	A	100.00	100.00	1	L59 PARKLAND ESTATES Q-88
475-060-023-000	A	100.00	100.00	1	LOT 34 PARKLAND ESTATES MOR BK Q PG 88
475-060-041-000	A	100.00	100.00	1	LOT 52 PARKLAND ESTATES MOR BK Q PG 88
475-060-005-000	A	100.00	100.00	1	LOT 16 PARKLAND ESTATES MOR BK Q PG 88
476-100-016-000	A	100.00	100.00	1	LOT 34 AUTUMN GLEN UNIT 2 MOR Q-23
475-060-058-000	A	100.00	100.00	1	L54&POR 45&46 PARKLAND EST Q88
476-100-004-000	A	100.00	100.00	1	LOT 3 AUTUMN GLEN UNIT #1 MOR Q-16
475-060-051-000	A	100.00	100.00	1	L62 PARKLAND ESTATES Q-88
475-060-015-000	A	100.00	100.00	1	LOT 26 PARKLAND ESTATES MOR BK Q PG 88
476-100-014-000	A	100.00	100.00	1	LOT 32 AUTUMN GLEN UNIT 2 MOR Q-23
475-060-025-000	A	100.00	100.00	1	LOT 36 PARKLAND ESTATES MOR BK Q PG 88
475-060-007-000	A	100.00	100.00	1	LOT 18 PARKLAND ESTATES MOR BK Q PG 88
475-060-017-000	A	100.00	100.00	1	LOT 28 PARKLAND ESTATES MOR BK Q PG 88
476-100-002-000	A	100.00	100.00	1	L 1 AUTUMN GLEN UNIT 1
475-060-053-000	A	100.00	100.00	1	L64 PARKLAND ESTATES Q-88
475-060-010-000	A	100.00	100.00	1	LOT 21 PARKLAND ESTATES MOR BK Q PG 88
475-060-027-000	A	100.00	100.00	1	LOT 38 PARKLAND ESTATES MOR BK Q PG 88
475-060-009-000	A	100.00	100.00	1	LOT 20 PARKLAND ESTATES MOR BK Q PG 88
475-060-020-000	A	100.00	100.00	1	LOT 31 PARKLAND ESTATES MOR BK Q PG 88
475-060-055-000	A	100.00	100.00	1	POR L45 PARKLAND ESTATES Q-88
475-060-037-000	A	100.00	100.00	1	LOT 48 PARKLAND ESTATES MOR BK Q PG 88
475-060-019-000	A	100.00	100.00	1	LOT 30 PARKLAND ESTATES MOR BK Q PG 88
476-100-017-000	A	100.00	100.00	1	LOT 35 AUTUMN GLEN UNIT 2 MOR Q-23
475-060-030-000	A	100.00	100.00	1	LOT 41 PARKLAND ESTATES MOR BK Q PG 88
476-100-010-000	A	100.00	100.00	1	L 9 AUTUMN GLEN UNIT 1
475-060-047-000	A	100.00	100.00	1	L58 PARKLAND ESTATES Q-88
476-100-009-000	A	100.00	100.00	1	L 8 AUTUMN GLEN UNIT 1
475-060-012-000	A	100.00	100.00	1	LOT 23 PARKLAND ESTATES MOR BK Q PG 88
475-060-029-000	A	100.00	100.00	1	LOT 40 PARKLAND ESTATES MOR BK Q PG 88
476-100-015-000	A	100.00	100.00	1	LOT 33 AUTUMN GLEN UNIT 2 MOR Q-23
475-060-057-000	A	100.00	100.00	1	L53 & POR 46 PARKLAND EST Q-88
475-060-004-000	A	100.00	100.00	1	LOT 14 PARKLAND ESTATES MOR BK Q PG 88
475-060-040-000	A	100.00	100.00	1	LOT 51 PARKLAND ESTATES MOR BK Q PG 88
475-060-022-000	A	100.00	100.00	1	LOT 33 PARKLAND ESTATES MOR PG Q PG 88
475-060-039-000	A	100.00	100.00	1	LOT 50 PARKLAND ESTATES MOR BK Q PG 88
475-060-014-000	A	100.00	100.00	1	LOT 25 PARKLAND ESTATES MOR BK Q PG 88
475-060-050-000	A	100.00	100.00	1	L61 PARKLAND ESTATES Q-88
476-100-007-000	A	100.00	100.00	1	L 6 AUTUMN GLEN UNIT 1
475-060-032-000	A	100.00	100.00	1	LOT 43 PARKLAND ESTATES MOR BK Q PG 88
475-060-049-000	A	100.00	100.00	1	L60 PARKLAND ESTATES Q-88
475-060-006-000	A	100.00	100.00	1	LOT 17 PARKLAND ESTATES MOR BK Q PG 88
475-060-060-000	A	100.00	100.00	1	L56 & POR44&45 PARKLAND EST Q88
475-060-024-000	A	100.00	100.00	1	LOT 35 PARKLAND ESTATES MOR BK Q PG 88
475-060-059-000	A	100.00	100.00	1	L55 & POR 45 PARKLAND EST Q-88
476-100-005-000	A	100.00	100.00	1	L 4 AUTUMN GLEN UNIT 1
475-060-016-000	A	100.00	100.00	1	LOT 27 PARKLAND ESTATES MOR BK Q PG 88
475-060-052-000	A	100.00	100.00	1	L63 PARKLAND ESTATES Q-88
476-100-011-000	A	100.00	100.00	1	L 10 AUTUMN GLEN UNIT 1
475-060-008-000	A	100.00	100.00	1	LOT 19 PARKLAND ESTATES MOR BK Q PG 88
475-060-026-000	A	100.00	100.00	1	LOT 37 PARKLAND ESTATES MOR BK Q PG 88
475-060-018-000	A	100.00	100.00	1	LOT 29 PARKLAND ESTATES MOR BK Q PG 88
475-060-054-000	A	100.00	100.00	1	POR PCL A LOT 44 PARKLAND ESTATES MOR Q-88
476-100-003-000	A	100.00	100.00	1	L 2 AUTUMN GLEN UNIT 1
475-060-036-000	A	100.00	100.00	1	LOT 47 PARKLAND ESTATES MOR BK Q PG 88
476-110-021-000	A	100.00	100.00	1	L 30 AUTUMN GLEN UNIT 2 Q-23
476-110-003-000	A	100.00	100.00	1	L 12 AUTUMN GLEN UNIT 1
476-110-038-000	A	100.00	100.00	1	LOT 79 AUTUMN GLEN UNIT 3 MOR Q24
476-110-056-000	A	100.00	100.00	1	LOT 120 AUTUMN GLEN UNIT 3 MOR Q-24

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-100-062-000	A	100.00	100.00	1	LOT 98 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-026-000	A	100.00	100.00	1	LOT 44 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-044-000	A	100.00	100.00	1	LOT 62 AUTUMN GLEN UNIT 2 Q-23
476-120-007-000	A	100.00	100.00	1	L 7 SILVERADO OAKS #4 Q-20
476-110-028-000	A	100.00	100.00	1	L 69 AUTUMN GLEN UNIT 2 Q-23
476-110-046-000	A	100.00	100.00	1	LOT 110 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-064-000	A	100.00	100.00	1	LOT 128 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-018-000	A	100.00	100.00	1	LOT 36 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-036-000	A	100.00	100.00	1	LOT 54 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-054-000	A	100.00	100.00	1	LOT 90 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-011-000	A	100.00	100.00	1	L 20 AUTUMN GLEN UNIT 1
476-110-023-000	A	100.00	100.00	1	LOT 64 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-049-000	A	100.00	100.00	1	L 85 AUTUMN GLEN UNIT 3 Q-24
476-100-067-000	A	100.00	100.00	1	LOT 103 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-005-000	A	100.00	100.00	1	L 14 AUTUMN GLEN UNIT 1
476-110-048-000	A	100.00	100.00	1	LOT 112 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-024-000	A	100.00	100.00	1	LOT 42 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-042-000	A	100.00	100.00	1	LOT 60 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-060-000	A	100.00	100.00	1	LOT 96 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-041-000	A	100.00	100.00	1	LOT 105 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-013-000	A	100.00	100.00	1	LOT 22 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-059-000	A	100.00	100.00	1	LOT 95 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-009-000	A	100.00	100.00	1	L 9 SILVERADO OAKS #4 Q-20
476-110-066-000	A	100.00	100.00	1	LOT 130 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-034-000	A	100.00	100.00	1	LOT 52 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-052-000	A	100.00	100.00	1	LOT 88 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-010-000	A	100.00	100.00	1	L 10 SILVERADO OAKS #4 Q-20
476-110-031-000	A	100.00	100.00	1	LOT 72 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-029-000	A	100.00	100.00	1	LOT 47 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-025-000	A	100.00	100.00	1	LOT 66 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-007-000	A	100.00	100.00	1	L 16 AUTUMN GLEN UNIT 1
476-100-022-000	A	100.00	100.00	1	LOT 40 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-040-000	A	100.00	100.00	1	LOT 58 AUTUMN GLEN UNIT 2 MOR Q-23
476-120-011-000	A	100.00	100.00	1	L 11 SILVERADO OAKS #4 Q-20
476-110-043-000	A	100.00	100.00	1	LOT 107 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-057-000	A	100.00	100.00	1	LOT 93 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-061-000	A	100.00	100.00	1	LOT 125 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-039-000	A	100.00	100.00	1	LOT 57 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-015-000	A	100.00	100.00	1	L 24 AUTUMN GLEN UNIT 2 MOR Q-23
476-120-003-000	A	100.00	100.00	1	L 3 SILVERADO OAKS #4 Q-20
476-110-058-000	A	100.00	100.00	1	LOT 122 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-032-000	A	100.00	100.00	1	LOT 50 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-050-000	A	100.00	100.00	1	LOT 86 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-033-000	A	100.00	100.00	1	LOT 74 AUTUMN GLEN UNIT 3 MOR Q24
476-110-051-000	A	100.00	100.00	1	LOT 115 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-020-000	A	100.00	100.00	1	LOT 38 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-027-000	A	100.00	100.00	1	LOT 68 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-009-000	A	100.00	100.00	1	L 18 AUTUMN GLEN UNIT 1
476-110-045-000	A	100.00	100.00	1	LOT 109 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-063-000	A	100.00	100.00	1	LOT 127 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-019-000	A	100.00	100.00	1	LOT 37 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-037-000	A	100.00	100.00	1	LOT 55 AUTUMN GLEN UNIT 2 Q-23
476-100-055-000	A	100.00	100.00	1	LOT 91 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-010-000	A	100.00	100.00	1	L 19 AUTUMN GLEN UNIT 1
476-100-030-000	A	100.00	100.00	1	LOT 48 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-017-000	A	100.00	100.00	1	LOT 26 AUTUMN GLEN UNIT 2 MOR Q-23
476-120-005-000	A	100.00	100.00	1	L 5 SILVERADO OAKS #4 Q-20
476-110-035-000	A	100.00	100.00	1	LOT 76 AUTUMN GLEN UNIT 3 MOR Q24
476-110-053-000	A	100.00	100.00	1	LOT 117 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-047-000	A	100.00	100.00	1	LOT 83 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-065-000	A	100.00	100.00	1	LOT 101 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-030-000	A	100.00	100.00	1	LOT 71 AUTUMN GLEN UNIT 2 MOR Q-23
476-120-006-000	A	100.00	100.00	1	L 6 SILVERADO OAKS #4 Q-20
476-110-012-000	A	100.00	100.00	1	L 21 AUTUMN GLEN UNIT 1
476-100-053-000	A	100.00	100.00	1	LOT 89 AUTUMN GLEN UNIT 3 MOR Q-24

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-110-047-000	A	100.00	100.00	1	LOT 111 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-065-000	A	100.00	100.00	1	LOT 129 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-035-000	A	100.00	100.00	1	LOT 53 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-002-000	A	100.00	100.00	1	LOT 11 AUTUMN GLEN UNIT 1 MOR Q-16
476-110-019-000	A	100.00	100.00	1	L 28 AUTUMN GLEN UNIT 2 Q-23
476-110-037-000	A	100.00	100.00	1	LOT 78 AUTUMN GLEN UNIT 3 MOR Q24
476-110-055-000	A	100.00	100.00	1	LOT 119 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-027-000	A	100.00	100.00	1	LOT 45 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-045-000	A	100.00	100.00	1	LOT 63 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-063-000	A	100.00	100.00	1	LOT 99 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-020-000	A	100.00	100.00	1	L 29 AUTUMN GLEN UNIT 2 Q-23
476-100-058-000	A	100.00	100.00	1	LOT 94 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS #4 Q-20
476-110-014-000	A	100.00	100.00	1	LOT 23 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-039-000	A	100.00	100.00	1	LOT 80 AUTUMN GLEN UNIT 3 MOR Q24
476-100-033-000	A	100.00	100.00	1	LOT 51 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-051-000	A	100.00	100.00	1	LOT 87 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-032-000	A	100.00	100.00	1	L 73 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-050-000	A	100.00	100.00	1	L 114 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-022-000	A	100.00	100.00	1	LOT 31 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-004-000	A	100.00	100.00	1	L 13 AUTUMN GLEN UNIT 1
476-100-068-000	A	100.00	100.00	1	LOT 104 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-043-000	A	100.00	100.00	1	LOT 61 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-057-000	A	100.00	100.00	1	LOT 121 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-029-000	A	100.00	100.00	1	LOT 70 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-061-000	A	100.00	100.00	1	LOT 97 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-001-000	A	100.00	100.00	1	L 1 SILVERADO OAKS #4 Q-20
476-100-025-000	A	100.00	100.00	1	LOT 43 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-040-000	A	100.00	100.00	1	LOT 81 AUTUMN GLEN UNIT 3 MOR Q24
476-120-002-000	A	100.00	100.00	1	L 2 SILVERADO OAKS #4 Q-20
476-110-016-000	A	100.00	100.00	1	LOT 25 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-059-000	A	100.00	100.00	1	LOT 123 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-031-000	A	100.00	100.00	1	LOT 49 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-034-000	A	100.00	100.00	1	LOT 75 AUTUMN GLEN UNIT 3 MOR Q24
476-110-052-000	A	100.00	100.00	1	LOT 116 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-066-000	A	100.00	100.00	1	L 102 AUTUMN GLEN UNIT 3 Q-24
476-110-024-000	A	100.00	100.00	1	LOT 65 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-048-000	A	100.00	100.00	1	LOT 84 AUTUMN GLEN UNIT 3 Q-24
476-110-006-000	A	100.00	100.00	1	L 15 AUTUMN GLEN UNIT 1
476-110-049-000	A	100.00	100.00	1	LOT 113 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-067-000	A	100.00	100.00	1	LOT 131 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-023-000	A	100.00	100.00	1	LOT 41 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-041-000	A	100.00	100.00	1	LOT 59 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-042-000	A	100.00	100.00	1	L 106 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-060-000	A	100.00	100.00	1	LOT 124 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-004-000	A	100.00	100.00	1	L 4 SILVERADO OAKS #4 Q-20
476-110-018-000	A	100.00	100.00	1	L 27 AUTUMN GLEN UNIT 2 Q-23
476-110-036-000	A	100.00	100.00	1	LOT 77 AUTUMN GLEN UNIT 3 MOR Q24
476-110-054-000	A	100.00	100.00	1	LOT 118 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-028-000	A	100.00	100.00	1	LOT 46 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-046-000	A	100.00	100.00	1	L 82 AUTUMN GLEN UNIT 3 Q-24
476-100-064-000	A	100.00	100.00	1	LOT 100 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-026-000	A	100.00	100.00	1	L 67 AUTUMN GLEN UNIT 2 Q-23
476-110-008-000	A	100.00	100.00	1	L 17 AUTUMN GLEN UNIT 1
476-110-044-000	A	100.00	100.00	1	LOT 108 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-021-000	A	100.00	100.00	1	LOT 39 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-062-000	A	100.00	100.00	1	LOT 126 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-038-000	A	100.00	100.00	1	LOT 56 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-056-000	A	100.00	100.00	1	LOT 92 AUTUMN GLEN UNIT 3 MOR Q-24
476-150-029-000	A	100.00	100.00	1	LOT 145 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-046-000	A	100.00	100.00	1	LOT 193 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-051-000	A	100.00	100.00	1	L 51 SILVERADO OAKS #4 Q-20
476-170-028-000	A	100.00	100.00	1	LOT 105 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-020-000	A	100.00	100.00	1	L 94 SILVERADO OAKS #4 Q-20
476-120-033-000	A	100.00	100.00	1	L 33 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-120-015-000	A	100.00	100.00	1	L 15 SILVERADO OAKS #4 Q-20
476-150-004-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-022-000	A	100.00	100.00	1	LOT 138 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-002-000	A	100.00	100.00	1	L 76 SILVERADO OAKS #4 Q-20
476-160-016-000	A	100.00	100.00	1	LOT 160 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-058-000	A	100.00	100.00	1	L 58 SILVERADO OAKS #4 Q-20
476-130-073-000	A	100.00	100.00	1	L 147 SILVERADO OAKS #4 Q-20
476-130-055-000	A	100.00	100.00	1	L 129 SILVERADO OAKS #4 Q-20
476-170-011-000	A	100.00	100.00	1	LOT 88 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-034-000	A	100.00	100.00	1	LOT 178 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-037-000	A	100.00	100.00	1	L 111 SILVERADO OAKS #4 Q-20
476-130-019-000	A	100.00	100.00	1	L 93 SILVERADO OAKS #4 Q-20
476-120-025-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS #4 Q-20
476-120-061-000	A	100.00	100.00	1	L 61 SILVERADO OAKS #4 MOR Q-20
476-170-003-000	A	100.00	100.00	1	LOT 80 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-021-000	A	100.00	100.00	1	LOT 98 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-038-000	A	100.00	100.00	1	LOT 185 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-030-000	A	100.00	100.00	1	L 104 SILVERADO OAKS #4 Q-20
476-120-043-000	A	100.00	100.00	1	L 43 SILVERADO OAKS #4 Q-20
476-150-032-000	A	100.00	100.00	1	LOT 148 SILVERADO OAKS #5 PH B MOR R-27
476-130-012-000	A	100.00	100.00	1	L 86 SILVERADO OAKS #4 Q-20
476-120-068-000	A	100.00	100.00	1	L 68 SILVERADO OAKS #4 Q-20
476-160-006-000	A	100.00	100.00	1	LOT 114 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-014-000	A	100.00	100.00	1	LOT 130 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-024-000	A	100.00	100.00	1	LOT 168 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-065-000	A	100.00	100.00	1	L 139 SILVERADO OAKS #4 Q-20
476-130-047-000	A	100.00	100.00	1	L 121 SILVERADO OAKS #4 Q-20
476-120-035-000	A	100.00	100.00	1	L 35 SILVERADO OAKS #4 Q-20
476-120-017-000	A	100.00	100.00	1	L 17 SILVERADO OAKS #4 Q-20
476-120-071-000	A	100.00	100.00	1	L 71 SILVERADO OAKS #4 Q-20
476-130-029-000	A	100.00	100.00	1	L 103 SILVERADO OAKS #4 Q-20
476-160-001-000	A	100.00	100.00	1	LOT 109 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-031-000	A	100.00	100.00	1	LOT 108 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-013-000	A	100.00	100.00	1	LOT 90 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-020-000	A	100.00	100.00	1	LOT 136 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-053-000	A	100.00	100.00	1	L 53 SILVERADO OAKS #4 Q-20
476-130-022-000	A	100.00	100.00	1	L 96 SILVERADO OAKS #4 Q-20
476-160-018-000	A	100.00	100.00	1	LOT 162 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-040-000	A	100.00	100.00	1	L 114 SILVERADO OAKS #4 Q-20
476-150-002-000	A	100.00	100.00	1	LOT 118 SILVERADO OAKS #5 PH B MOR R-27
476-130-004-000	A	100.00	100.00	1	L 78 SILVERADO OAKS #4 Q-20
476-160-036-000	A	100.00	100.00	1	LOT 196 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-019-000	A	100.00	100.00	1	LOT 135 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-057-000	A	100.00	100.00	1	L 131 SILVERADO OAKS #4 Q-20
476-130-039-000	A	100.00	100.00	1	L 113 SILVERADO OAKS #4 Q-20
476-170-005-000	A	100.00	100.00	1	LOT 82 SILVERADO OAKS #5 PH B MOR R-27
476-170-023-000	A	100.00	100.00	1	LOT 100 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-045-000	A	100.00	100.00	1	L 45 SILVERADO OAKS #4 Q-20
476-120-027-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS #4 MOR Q-20
476-170-041-000	A	100.00	100.00	1	LOT 188 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-030-000	A	100.00	100.00	1	LOT 146 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-063-000	A	100.00	100.00	1	L 63 SILVERADO OAKS #4 Q-20
476-130-050-000	A	100.00	100.00	1	L 124 SILVERADO OAKS #4 Q-20
476-160-008-000	A	100.00	100.00	1	LOT 116 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-012-000	A	100.00	100.00	1	LOT 128 SILVERADO OAKS #5 PH B MOR R-27
476-130-032-000	A	100.00	100.00	1	L 106 SILVERADO OAKS #4 Q-20
476-160-026-000	A	100.00	100.00	1	LOT 170 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-014-000	A	100.00	100.00	1	L 88 SILVERADO OAKS #4 Q-20
476-170-033-000	A	100.00	100.00	1	LOT 180 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-067-000	A	100.00	100.00	1	L 141 SILVERADO OAKS #4 Q-20
476-170-015-000	A	100.00	100.00	1	LOT 92 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-030-000	A	100.00	100.00	1	LOT 174 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-049-000	A	100.00	100.00	1	L 123 SILVERADO OAKS #4 Q-20
476-120-046-000	A	100.00	100.00	1	L 46 SILVERADO OAKS #4 Q-20
476-120-028-000	A	100.00	100.00	1	L 28 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-120-064-000	A	100.00	100.00	1	L 64 SILVERADO OAKS #4 Q-20
476-130-060-000	A	100.00	100.00	1	LOT 134 SILVERADO OAKS #4 MOR Q-20
476-130-024-000	A	100.00	100.00	1	L 98 SILVERADO OAKS #4 Q-20
476-130-042-000	A	100.00	100.00	1	L 116 SILVERADO OAKS #4 Q-20
476-150-008-000	A	100.00	100.00	1	LOT 124 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-026-000	A	100.00	100.00	1	LOT 142 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-006-000	A	100.00	100.00	1	L 80 SILVERADO OAKS #4 Q-20
476-160-012-000	A	100.00	100.00	1	LOT 156 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-043-000	A	100.00	100.00	1	LOT 190 SILVERADO OAKS #5 PH B MOR R-27
476-160-020-000	A	100.00	100.00	1	LOT 164 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-059-000	A	100.00	100.00	1	L 133 SILVERADO OAKS #4 Q-20
476-120-056-000	A	100.00	100.00	1	L 56 SILVERADO OAKS #4 MOR Q-20
476-120-038-000	A	100.00	100.00	1	L 38 SILVERADO OAKS #4 Q-20
476-120-021-000	A	100.00	100.00	1	L 21 SILVERADO OAKS #4 Q-20
476-150-001-000	A	100.00	100.00	1	LOT 117 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-074-000	A	100.00	100.00	1	LOT 74 SILVERADO OAKS #4 MOR BK Q PG 20
476-170-007-000	A	100.00	100.00	1	LOT 84 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-025-000	A	100.00	100.00	1	LOT 102 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-037-000	A	100.00	100.00	1	LOT 197 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-019-000	A	100.00	100.00	1	LOT 163 SILVERADO OAKS #5 PH B MOR
476-130-070-000	A	100.00	100.00	1	L 144 SILVERADO OAKS #4 Q-20
476-130-052-000	A	100.00	100.00	1	L 126 SILVERADO OAKS #4 Q-20
476-130-034-000	A	100.00	100.00	1	L 108 SILVERADO OAKS #4 Q-20
476-150-036-000	A	100.00	100.00	1	LOT 152 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-016-000	A	100.00	100.00	1	L 90 SILVERADO OAKS #4 Q-20
476-160-002-000	A	100.00	100.00	1	LOT 110 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-018-000	A	100.00	100.00	1	LOT 134 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-069-000	A	100.00	100.00	1	L 143 SILVERADO OAKS #4 Q-20
476-120-066-000	A	100.00	100.00	1	L 66 SILVERADO OAKS #4 Q-20
476-120-031-000	A	100.00	100.00	1	L 31 SILVERADO OAKS #4 Q-20
476-120-013-000	A	100.00	100.00	1	L 13 SILVERADO OAKS #4 Q-20
476-170-035-000	A	100.00	100.00	1	LOT 182 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-017-000	A	100.00	100.00	1	LOT 94 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-024-000	A	100.00	100.00	1	LOT 140 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-062-000	A	100.00	100.00	1	LOT 136 SILVERADO OAKS #4 MOR Q-20
476-130-026-000	A	100.00	100.00	1	L 100 SILVERADO OAKS #4 Q-20
476-160-014-000	A	100.00	100.00	1	LOT 158 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-044-000	A	100.00	100.00	1	L 118 SILVERADO OAKS #4 Q-20
476-150-006-000	A	100.00	100.00	1	LOT 122 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-008-000	A	100.00	100.00	1	L 82 SILVERADO OAKS #4 Q-20
476-160-032-000	A	100.00	100.00	1	LOT 176 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-009-000	A	100.00	100.00	1	LOT 86 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-027-000	A	100.00	100.00	1	LOT 104 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-041-000	A	100.00	100.00	1	L 41 SILVERADO OAKS #4 Q-20
476-160-029-000	A	100.00	100.00	1	LOT 173 SILVERADO OAKS #5 PH MOR BK R PG 27
476-130-001-000	A	100.00	100.00	1	L 75 SILVERADO OAKS #4 Q-20
476-120-023-000	A	100.00	100.00	1	L 23 SILVERADO OAKS #4 Q-20
476-170-045-000	A	100.00	100.00	1	LOT 192 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-034-000	A	100.00	100.00	1	LOT 150 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-072-000	A	100.00	100.00	1	L 146 SILVERADO OAKS #4 Q-20
476-130-054-000	A	100.00	100.00	1	L 128 SILVERADO OAKS #4 Q-20
476-120-048-000	A	100.00	100.00	1	L 48 SILVERADO OAKS #4 Q-20
476-160-004-000	A	100.00	100.00	1	LOT 112 SILVERADO OAKS #5 PH B MOR R-27
476-150-016-000	A	100.00	100.00	1	LOT 132 SILVERADO OAKS UNIT #5 PHASE B MOR R-27
476-130-036-000	A	100.00	100.00	1	L 110 SILVERADO OAKS #4 Q-20
476-170-010-000	A	100.00	100.00	1	LOT 87 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-022-000	A	100.00	100.00	1	LOT 166 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-018-000	A	100.00	100.00	1	L 92 SILVERADO OAKS #4 Q-20
476-120-060-000	A	100.00	100.00	1	L 60 SILVERADO OAKS #4 Q-20
476-170-002-000	A	100.00	100.00	1	LOT 79 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-037-000	A	100.00	100.00	1	LOT 184 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-019-000	A	100.00	100.00	1	LOT 96 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-042-000	A	100.00	100.00	1	L 42 SILVERADO OAKS #4 Q-20
476-130-011-000	A	100.00	100.00	1	L 85 SILVERADO OAKS #4 Q-20
476-120-024-000	A	100.00	100.00	1	L 24 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-150-013-000	A	100.00	100.00	1	LOT 129 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-031-000	A	100.00	100.00	1	LOT 147 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-025-000	A	100.00	100.00	1	LOT 169 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-067-000	A	100.00	100.00	1	L 67 SILVERADO OAKS #4 Q-20
476-160-007-000	A	100.00	100.00	1	LOT 115 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-064-000	A	100.00	100.00	1	L 138 SILVERADO OAKS #4 Q-20
476-120-049-000	A	100.00	100.00	1	L 49 SILVERADO OAKS #4 Q-20
476-170-020-000	A	100.00	100.00	1	LOT 97 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-028-000	A	100.00	100.00	1	L 102 SILVERADO OAKS #4 Q-20
476-130-046-000	A	100.00	100.00	1	LOT 120 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-016-000	A	100.00	100.00	1	L 16 SILVERADO OAKS #4 Q-20
476-120-070-000	A	100.00	100.00	1	L 70 SILVERADO OAKS #4 Q-20
476-170-012-000	A	100.00	100.00	1	LOT 89 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-052-000	A	100.00	100.00	1	L 52 SILVERADO OAKS #4 Q-20
476-120-034-000	A	100.00	100.00	1	L 34 SILVERADO OAKS #4 Q-20
476-130-003-000	A	100.00	100.00	1	L 77 SILVERADO OAKS #4 Q-20
476-130-021-000	A	100.00	100.00	1	L 95 SILVERADO OAKS #4 Q-20
476-150-005-000	A	100.00	100.00	1	LOT 121 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-023-000	A	100.00	100.00	1	LOT 139 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-033-000	A	100.00	100.00	1	LOT 177 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-030-000	A	100.00	100.00	1	LOT 107 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-015-000	A	100.00	100.00	1	LOT 159 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-059-000	A	100.00	100.00	1	L 59 SILVERADO OAKS #4 Q-20
476-130-074-000	A	100.00	100.00	1	L 148 SILVERADO OAKS #4 Q-20
476-130-056-000	A	100.00	100.00	1	L 130 SILVERADO OAKS #4 Q-20
476-130-038-000	A	100.00	100.00	1	LOT 112 SILVERADO OAKS #4 MOR Q-20
476-120-044-000	A	100.00	100.00	1	L 44 SILVERADO OAKS #4 Q-20
476-120-062-000	A	100.00	100.00	1	LOT 62 SILVERADO OAKS #4 MOR Q-20
476-160-010-000	A	100.00	100.00	1	LOT 154 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-004-000	A	100.00	100.00	1	LOT 81 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-026-000	A	100.00	100.00	1	L 26 SILVERADO OAKS #4 Q-20
476-170-040-000	A	100.00	100.00	1	LOT 187 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-022-000	A	100.00	100.00	1	LOT 99 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-011-000	A	100.00	100.00	1	LOT 127 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-031-000	A	100.00	100.00	1	L 105 SILVERADO OAKS #4 Q-20
476-160-027-000	A	100.00	100.00	1	LOT 171 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-013-000	A	100.00	100.00	1	L 87 SILVERADO OAKS #4 Q-20
476-120-069-000	A	100.00	100.00	1	L 69 SILVERADO OAKS #4 Q-20
476-160-009-000	A	100.00	100.00	1	LOT 153 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-029-000	A	100.00	100.00	1	LOT 106 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-028-000	A	100.00	100.00	1	LOT 144 SILVERADO OAKS #5 PH B MOR R-28
476-130-066-000	A	100.00	100.00	1	L 140 SILVERADO OAKS #4 Q-20
476-170-014-000	A	100.00	100.00	1	LOT 91 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-072-000	A	100.00	100.00	1	L 72 SILVERADO OAKS #4 Q-20
476-120-054-000	A	100.00	100.00	1	L 54 SILVERADO OAKS #4 Q-20
476-130-048-000	A	100.00	100.00	1	L 122 SILVERADO OAKS #4 Q-20
476-120-036-000	A	100.00	100.00	1	L 36 SILVERADO OAKS #4 Q-20
476-120-018-000	A	100.00	100.00	1	L 18 SILVERADO OAKS #4 Q-20
476-170-032-000	A	100.00	100.00	1	LOT 179 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-021-000	A	100.00	100.00	1	LOT 137 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-041-000	A	100.00	100.00	1	L 115 SILVERADO OAKS #4 Q-20
476-130-005-000	A	100.00	100.00	1	L 79 SILVERADO OAKS #4 Q-20
476-170-039-000	A	100.00	100.00	1	LOT 186 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-035-000	A	100.00	100.00	1	LOT 195 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-023-000	A	100.00	100.00	1	L 97 SILVERADO OAKS #4 Q-20
476-150-003-000	A	100.00	100.00	1	LOT 119 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-017-000	A	100.00	100.00	1	LOT 161 SILVERADO OAKS #5 PH B MOR R-27
476-130-058-000	A	100.00	100.00	1	LOT 132 SILVERADO OAKS #4 MOR Q-20
476-170-042-000	A	100.00	100.00	1	LOT 189 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-055-000	A	100.00	100.00	1	L 55 SILVERADO OAKS #4 Q-20
476-170-024-000	A	100.00	100.00	1	LOT 101 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-037-000	A	100.00	100.00	1	L 37 SILVERADO OAKS #4 Q-20
476-120-019-000	A	100.00	100.00	1	L 19 SILVERADO OAKS #4 Q-20
476-120-073-000	A	100.00	100.00	1	L 73 SILVERADO OAKS #4 Q-20
476-170-006-000	A	100.00	100.00	1	LOT 83 SILVERADO OAKS #5 PH B MOR BK R PG 27

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-130-051-000	A	100.00	100.00	1	L 125 SILVERADO OAKS #4 Q-20
476-130-033-000	A	100.00	100.00	1	L 107 SILVERADO OAKS #4 Q-20
476-130-015-000	A	100.00	100.00	1	L 89 SILVERADO OAKS #4 Q-20
476-120-020-000	A	100.00	100.00	1	L 20 SILVERADO OAKS #4 Q-20
476-150-017-000	A	100.00	100.00	1	LOT 133 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-035-000	A	100.00	100.00	1	LOT 151 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-021-000	A	100.00	100.00	1	LOT 165 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-003-000	A	100.00	100.00	1	LOT 111 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-034-000	A	100.00	100.00	1	LOT 181 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-068-000	A	100.00	100.00	1	L 142 SILVERADO OAKS #4 Q-20
476-160-011-000	A	100.00	100.00	1	LOT 155 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-047-000	A	100.00	100.00	1	L 47 SILVERADO OAKS #4 Q-20
476-120-012-000	A	100.00	100.00	1	L 12 SILVERADO OAKS #4 Q-20
476-120-065-000	A	100.00	100.00	1	L 65 SILVERADO OAKS #4 Q-20
476-170-016-000	A	100.00	100.00	1	LOT 93 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-010-000	A	100.00	100.00	1	LOT 126 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-028-000	A	100.00	100.00	1	LOT 172 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-061-000	A	100.00	100.00	1	L 135 SILVERADO OAKS #4 Q-20
476-120-030-000	A	100.00	100.00	1	L 30 SILVERADO OAKS #4 Q-20
476-130-043-000	A	100.00	100.00	1	L 117 SILVERADO OAKS #4 Q-20
476-130-007-000	A	100.00	100.00	1	L 81 SILVERADO OAKS #4 MOR Q-20
476-130-025-000	A	100.00	100.00	1	L 99 SILVERADO OAKS #4 Q-20
476-150-009-000	A	100.00	100.00	1	LOT 125 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-027-000	A	100.00	100.00	1	LOT 143 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-057-000	A	100.00	100.00	1	L 57 SILVERADO OAKS #4 Q-20
476-120-040-000	A	100.00	100.00	1	L 40 SILVERADO OAKS #4 Q-20
476-170-008-000	A	100.00	100.00	1	LOT 85 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-022-000	A	100.00	100.00	1	L 22 SILVERADO OAKS #4 Q-20
476-170-044-000	A	100.00	100.00	1	LOT 191 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-026-000	A	100.00	100.00	1	LOT 103 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-015-000	A	100.00	100.00	1	LOT 131 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-071-000	A	100.00	100.00	1	L 145 SILVERADO OAKS #4 Q-20
476-130-053-000	A	100.00	100.00	1	L 127 SILVERADO OAKS #4 Q-20
476-150-033-000	A	100.00	100.00	1	LOT 149 SILVERADO OAKS #5 PH B MOR R-27
476-130-035-000	A	100.00	100.00	1	L 109 SILVERADO OAKS #4 MOR Q-20
476-160-023-000	A	100.00	100.00	1	LOT 167 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-017-000	A	100.00	100.00	1	L 91 SILVERADO OAKS #4 Q-20
476-120-029-000	A	100.00	100.00	1	L 29 SILVERADO OAKS #4 Q-20
476-160-005-000	A	100.00	100.00	1	LOT 113 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-018-000	A	100.00	100.00	1	LOT 95 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-120-050-000	A	100.00	100.00	1	L 50 SILVERADO OAKS #4 Q-20
476-120-032-000	A	100.00	100.00	1	L 32 SILVERADO OAKS #4 Q-20
476-120-014-000	A	100.00	100.00	1	L 14 SILVERADO OAKS #4 Q-20
476-170-036-000	A	100.00	100.00	1	LOT 183 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-010-000	A	100.00	100.00	1	L 84 SILVERADO OAKS #4 Q-20
476-170-001-000	A	100.00	100.00	1	LOT 78 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-063-000	A	100.00	100.00	1	L 137 SILVERADO OAKS #4 Q-20
476-120-039-000	A	100.00	100.00	1	L 39 SILVERADO OAKS #4 Q-20
476-130-045-000	A	100.00	100.00	1	L 119 SILVERADO OAKS #4 Q-20
476-150-025-000	A	100.00	100.00	1	LOT 141 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-009-000	A	100.00	100.00	1	L 83 SILVERADO OAKS #4 Q-20
476-160-031-000	A	100.00	100.00	1	LOT 175 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-130-027-000	A	100.00	100.00	1	L 101 SILVERADO OAKS #4 Q-20
476-150-007-000	A	100.00	100.00	1	LOT 123 SILVERADO OAKS #5 PH B MOR R-27
476-160-013-000	A	100.00	100.00	1	LOT 157 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-280-002-000	A	100.00	100.00	1	LOT 62 PROSPECTOR POINT R-72
476-280-020-000	A	100.00	100.00	1	LOT 80 PROSPECTOR POINT R-72
476-260-056-000	A	100.00	100.00	1	LOT 233 PROSPECTOR POINT R-72
476-260-038-000	A	100.00	100.00	1	LOT 200 PROSPECTOR POINT R-72
476-180-076-000	A	100.00	100.00	1	LOT 76 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-230-024-000	A	100.00	100.00	1	LOT 69 SILVERADO VILLAGE R-71
476-200-031-000	A	100.00	100.00	1	POR LOT 76 KERRY DOWNS UNIT NO 1 R-69
476-220-030-000	A	100.00	100.00	1	LOT 30 SILVERADO VILLAGE R-71
476-250-008-000	A	100.00	100.00	1	LOT 132 SILVERADO VILLAGE MOR BK R PG 71
476-180-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS #5 PH A MOR BK R PG 26

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-180-023-000	A	100.00	100.00	1	LOT 23 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-013-000	A	100.00	100.00	1	LOT 61 KERRY DOWNS UNIT NO 1 R-69
476-230-006-000	A	100.00	100.00	1	LOT 51 SILVERADO VILLAGE R-71
476-250-044-000	A	100.00	100.00	1	LOT 168 SILVERADO VILLAGE MOR BK R PG 71
476-260-003-000	A	100.00	100.00	1	LOT 3 PROSPECTOR POINT R-2
476-260-021-000	A	100.00	100.00	1	LOT 35 PROSPECTOR POINT R-72
476-170-064-000	A	100.00	100.00	1	LOT 214 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-250-026-000	A	100.00	100.00	1	LOT 150 SILVERADO VILLAGE MOR BK R PG 71
476-180-041-000	A	100.00	100.00	1	LOT 41 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-280-019-000	A	100.00	100.00	1	LOT 79 PROSPECTOR POINT R-72
476-280-037-000	A	100.00	100.00	1	LOT 109 PROSPECTOR POINT R-72
476-240-032-000	A	100.00	100.00	1	LOT 118 SILVERADO VILLAGE R-71
476-210-035-000	A	100.00	100.00	1	LOT 42 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-017-000	A	100.00	100.00	1	LOT 24 KERRY DOWNS UNIT NO 1 MOR R-69
476-220-012-000	A	100.00	100.00	1	LOT 12 SILVERADO VILLAGE R-71
476-180-048-000	A	100.00	100.00	1	LOT 48 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-270-007-000	A	100.00	100.00	1	LOT 26 PROSPECTOR POINT R-72
476-240-014-000	A	100.00	100.00	1	LOT 100 SILVERADO VILLAGE R-71
476-270-025-000	A	100.00	100.00	1	LOT 59 PROSPECTOR POINT R-72
476-260-046-000	A	100.00	100.00	1	LOT 208 PROSPECTOR POINT R-72
476-280-030-000	A	100.00	100.00	1	LOT 102 PROSPECTOR POINT R-72
476-180-066-000	A	100.00	100.00	1	LOT 66 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-028-000	A	100.00	100.00	1	LOT 42 PROSPECTOR POINT R-72
476-220-020-000	A	100.00	100.00	1	LOT 20 SILVERADO VILLAGE R-71
476-230-034-000	A	100.00	100.00	1	LOT 79 SILVERADO VILLAGE R-71
476-260-064-000	A	100.00	100.00	1	LOT 241 PROSPECTOR POINT R-72
476-250-018-000	A	100.00	100.00	1	LOT 142 SILVERADO VILLAGE R-71
476-170-056-000	A	100.00	100.00	1	LOT 206 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-230-016-000	A	100.00	100.00	1	LOT 61 SILVERADO VILLAGE R-71
476-240-029-000	A	100.00	100.00	1	LOT 115 SILVERADO VILLAGE R-71
476-180-013-000	A	100.00	100.00	1	LOT 13 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-210-010-000	A	100.00	100.00	1	LOT 17 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-005-000	A	100.00	100.00	1	LOT 5 KERRY DOWNS UNIT NO 1 R-69
476-180-031-000	A	100.00	100.00	1	LOT 31 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-036-000	A	100.00	100.00	1	LOT 160 SILVERADO VILLAGE MOR BK R PG 71
476-280-047-000	A	100.00	100.00	1	LOT 119 PROSPECTOR POINT R-72
476-270-015-000	A	100.00	100.00	1	LOT 49 PROSPECTOR POINT R-72
476-260-011-000	A	100.00	100.00	1	LOT 11 PROSPECTOR POINT R-72
476-270-033-000	A	100.00	100.00	1	LOT 87 PROSPECTOR POINT R-72
476-220-037-000	A	100.00	100.00	1	LOT 37 SILVERADO VILLAGE R-71
476-220-019-000	A	100.00	100.00	1	LOT 19 SILVERADO VILLAGE R-71
476-240-004-000	A	100.00	100.00	1	LOT 90 SILVERADO VILLAGE MOR BK R PG 71
476-240-022-000	A	100.00	100.00	1	LOT 108 SILVERADO VILLAGE R-71
476-220-002-000	A	100.00	100.00	1	LOT 2 SILVERADO VILLAGE MOR BK R PG 71
476-210-045-000	A	100.00	100.00	1	LOT 52 KERRY DOWNS UNIT NO 1 MOR R-69
476-250-001-000	A	100.00	100.00	1	LOT 125 SILVERADO VILLAGE MOR BK R PG 71
476-210-027-000	A	100.00	100.00	1	LOT 34 KERRY DOWNS UNIT NO 1 MOR R-69
476-280-012-000	A	100.00	100.00	1	LOT 72 PROSPECTOR POINT R-72
476-210-009-000	A	100.00	100.00	1	LOT 16 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-056-000	A	100.00	100.00	1	LOT 56 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-038-000	A	100.00	100.00	1	LOT 38 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-024-000	A	100.00	100.00	1	LOT 148 SILVERADO VILLAGE R-71
476-240-030-000	A	100.00	100.00	1	LOT 116 SILVERADO VILLAGE R-71
476-280-004-000	A	100.00	100.00	1	LOT 64 PROSPECTOR POINT R-72
476-180-074-000	A	100.00	100.00	1	LOT 74 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-042-000	A	100.00	100.00	1	LOT 166 SILVERADO VILLAGE MOR BK R PG 71
476-220-039-000	A	100.00	100.00	1	LOT 39 SILVERADO VILLAGE R-71
476-260-005-000	A	100.00	100.00	1	LOT 5 PROSPECTOR POINT R-72
476-260-023-000	A	100.00	100.00	1	LOT 37 PROSPECTOR POINT R-72
476-230-026-000	A	100.00	100.00	1	LOT 71 SILVERADO VILLAGE R-71
476-170-066-000	A	100.00	100.00	1	LOT 216 SILVERADO OAKS #5 PH B MOR R-27
476-270-010-000	A	100.00	100.00	1	LOT 29 PROSPECTOR POINT R-72
476-180-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-006-000	A	100.00	100.00	1	LOT 130 SILVERADO VILLAGE R-71
476-260-041-000	A	100.00	100.00	1	LOT 203 PROSPECTOR POINT R-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-180-021-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-230-008-000	A	100.00	100.00	1	LOT 53 SILVERADO VILLAGE R-71
476-280-029-000	A	100.00	100.00	1	LOT 101 PROSPECTOR POINT R-72
476-250-049-000	A	100.00	100.00	1	LOT 173 SILVERADO VILLAGE MOR BK R PG 71
476-210-033-000	A	100.00	100.00	1	LOT 40 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-015-000	A	100.00	100.00	1	LOT 22 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-011-000	A	100.00	100.00	1	LOT 59 KERRY DOWNS UNIT NO 1 MOR R-69
476-270-009-000	A	100.00	100.00	1	LOT 28 PROSPECTOR POINT MOR R-72
476-220-032-000	A	100.00	100.00	1	LOT 32 SILVERADO VILLAGE R-71
476-270-027-000	A	100.00	100.00	1	LOT 81 PROSPECTOR POINT R-72
476-240-012-000	A	100.00	100.00	1	LOT 98 SILVERADO VILLAGE R-71
476-260-048-000	A	100.00	100.00	1	LOT 210 PROSPECTOR POINT R-72
476-280-022-000	A	100.00	100.00	1	LOT 94 PROSPECTOR POINT R-72
476-280-040-000	A	100.00	100.00	1	LOT 112 PROSPECTOR POINT R-72
476-220-014-000	A	100.00	100.00	1	LOT 14 SILVERADO VILLAGE R-71
476-180-028-000	A	100.00	100.00	1	LOT 28 SILVERADO OAKS #5 PH A MOR R-26
476-180-046-000	A	100.00	100.00	1	LOT 46 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-066-000	A	100.00	100.00	1	LOT 243 PROSPECTOR POINT R-72
476-250-034-000	A	100.00	100.00	1	LOT 158 SILVERADO VILLAGE MOR BK R PG 71
476-240-020-000	A	100.00	100.00	1	LOT 106 SILVERADO VILLAGE R-71
476-180-064-000	A	100.00	100.00	1	LOT 64 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-021-000	A	100.00	100.00	1	LOT 69 KERRY DOWNS UNIT NO 1 R-69
476-230-036-000	A	100.00	100.00	1	LOT 81 SILVERADO VILLAGE R-71
476-200-003-000	A	100.00	100.00	1	LOT 3 KERRY DOWNS UNIT NO 1 MOR R-69
476-220-029-000	A	100.00	100.00	1	LOT 29 SILVERADO VILLAGE R-71
476-260-031-000	A	100.00	100.00	1	LOT 45 PROSPECTOR POINT R-72
476-250-016-000	A	100.00	100.00	1	LOT 140 SILVERADO VILLAGE MOR BK R PG 71
476-260-013-000	A	100.00	100.00	1	LOT 13 PROPSCTOR POINT R-72
476-230-018-000	A	100.00	100.00	1	LOT 63 SILVERADO VILLAGE R-71
476-280-039-000	A	100.00	100.00	1	LOT 111 PROSPECTOR POINT R-72
476-180-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-240-019-000	A	100.00	100.00	1	LOT 105 SILVERADO VILLAGE R-71
476-170-048-000	A	100.00	100.00	1	LOT 198 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-210-043-000	A	100.00	100.00	1	LOT 50 KERRY DOWNS UNIT NO 1 MOR R-69
476-240-037-000	A	100.00	100.00	1	LOT 123 SILVERADO VILLAGE R-71
476-220-022-000	A	100.00	100.00	1	LOT 22 SILVERADO VILLAGE R-71
476-210-025-000	A	100.00	100.00	1	LOT 32 KERRY DOWNS UNIT NO 1 MOR R-69
476-220-040-000	A	100.00	100.00	1	LOT 40 SILVERADO VILLAGE R-71
476-280-014-000	A	100.00	100.00	1	LOT 74 PROSPECTOR POINT R-72
476-210-007-000	A	100.00	100.00	1	LOT 14 KERRY DOWNS UNIT NO 1 MOR R-69
476-280-032-000	A	100.00	100.00	1	LOT 104 PROSPECTOR POINT R-72
476-240-002-000	A	100.00	100.00	1	LOT 88 SILVERADO VILLAGE R-71
476-270-017-000	A	100.00	100.00	1	LOT 51 PROSPECTOR POINT R-72
476-230-001-000	A	100.00	100.00	1	LOT 46 SILVERADO VILLAGE R-71
476-220-004-000	A	100.00	100.00	1	LOT 4 SILVERADO VILLAGE R-71
476-270-035-000	A	100.00	100.00	1	LOT 89 PROSPECTOR POINT R-72
476-250-004-000	A	100.00	100.00	1	LOT 128 SILVERADO VILLAGE MOR R-71
476-180-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-027-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-240-001-000	A	100.00	100.00	1	LOT 87 SILVERADO VILLAGE R-71
476-230-002-000	A	100.00	100.00	1	LOT 47 SILVERADO VILLAGE R-71
476-200-017-000	A	100.00	100.00	1	LOT 65 KERRY DOWNS UNIT NO 1 MOR R-69
476-250-040-000	A	100.00	100.00	1	LOT 164 SILVERADO VILLAGE MOR BK R PG 71
476-260-007-000	A	100.00	100.00	1	LOT 7 PROSPECTOR POINT R-72
476-180-063-000	A	100.00	100.00	1	LOT 63 SILVERADO OAKS #5 PH A MOR R-26
476-260-025-000	A	100.00	100.00	1	LOT 39 PROSPECTOR POINT R-72
476-250-022-000	A	100.00	100.00	1	LOT 146 SILVERADO VILLAGE MOR BK R PG 71
476-180-045-000	A	100.00	100.00	1	LOT 45 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-170-051-000	A	100.00	100.00	1	LOT 201 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-260-061-000	A	100.00	100.00	1	LOT 238 PROSPECTOR POINT R-72
476-280-006-000	A	100.00	100.00	1	LOT 66 PROSPECTOR POINT R-72
476-260-043-000	A	100.00	100.00	1	LOT 205 PROSPECTOR POINT R-72
476-230-019-000	A	100.00	100.00	1	LOT 64 SILVERADO VILLAGE R-71
476-200-035-000	A	100.00	100.00	1	LOT 73 & POR 77 & 78 KERRY DOWNS UNIT #1 MOR R-69
476-230-037-000	A	100.00	100.00	1	LOT 82 SILVERADO VILLAGE R-71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-240-036-000	A	100.00	100.00	1	LOT 122 SILVERADO VILLAGE R-71
476-210-031-000	A	100.00	100.00	1	LOT 38 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-013-000	A	100.00	100.00	1	LOT 20 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS #5 PH A MOR R-26
476-220-016-000	A	100.00	100.00	1	LOT 16 SILVERADO VILLAGE R-71
476-250-029-000	A	100.00	100.00	1	LOT 153 SILVERADO VILLAGE R-71
476-270-003-000	A	100.00	100.00	1	LOT 22 PROSPECTOR POINT R-72
476-170-058-000	A	100.00	100.00	1	LOT 208 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-240-018-000	A	100.00	100.00	1	LOT 104 SILVERADO VILLAGE R-71
476-270-021-000	A	100.00	100.00	1	LOT 55 PROSPECTOR POINT R-72
476-260-068-000	A	100.00	100.00	1	LOT 245 PROSPECTOR POINT MOR R-72
476-270-038-000	A	100.00	100.00	1	LOT 92 PROSPECTOR POINT R-72
476-280-024-000	A	100.00	100.00	1	LOT 96 PROSPECTOR POINT R-72
476-280-042-000	A	100.00	100.00	1	LOT 114 PROSPECTOR POINT MOR R-72
476-230-020-000	A	100.00	100.00	1	LOT 65 SILVERADO VILLAGE R-71
476-220-034-000	A	100.00	100.00	1	LOT 34 SILVERADO VILLAGE R-71
476-170-061-000	A	100.00	100.00	1	LOT 211 SILVERADO OAKS #5 PH B MOR BK R BK 27
476-210-048-000	A	100.00	100.00	1	LOT 55 KERRY DOWNS NO UNIT NO 1 R-69
476-250-014-000	A	100.00	100.00	1	LOT 138 SILVERADO VILLAGE R-71
476-250-050-000	A	100.00	100.00	1	LOT 174 SILVERADO VILLAGE MOR BK R PG 71
476-230-012-000	A	100.00	100.00	1	LOT 57 SILVERADO VILLAGE R-71
476-180-017-000	A	100.00	100.00	1	LOT 17 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-009-000	A	100.00	100.00	1	LOT 57 KERRY DOWNS UNIT NO 1 MOR R-69
476-250-032-000	A	100.00	100.00	1	LOT 156 SILVERADO VILLAGE R-71
476-180-035-000	A	100.00	100.00	1	LOT 35 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-033-000	A	100.00	100.00	1	LOT 47 PROSPECTOR POINT R-72
476-270-011-000	A	100.00	100.00	1	LOT 30 PROSPECTOR POINT R-72
476-180-071-000	A	100.00	100.00	1	LOT 71 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-015-000	A	100.00	100.00	1	LOT 15 PROSPECTOR POINT R-72
476-180-053-000	A	100.00	100.00	1	LOT 53 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-027-000	A	100.00	100.00	1	LOT 75 KERRY DOWNS UNIT NO 1 R-69
476-260-051-000	A	100.00	100.00	1	LOT 213 PROSPECTOR POINT R-72
476-240-026-000	A	100.00	100.00	1	LOT 112 SILVERADO VILLAGE R-71
476-210-041-000	A	100.00	100.00	1	LOT 48 KERRY DOWNS UNIT NO 1 MOR R-69
476-250-039-000	A	100.00	100.00	1	LOT 163 SILVERADO VILLAGE MOR BK R PG 71
476-220-006-000	A	100.00	100.00	1	LOT 6 SILVERADO VILLAGE MOR R-71
476-200-010-000	A	100.00	100.00	1	LOT 58 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-023-000	A	100.00	100.00	1	LOT 30 KERRY DOWNS UNIT NO 1 MOR R-69
476-280-016-000	A	100.00	100.00	1	LOT 76 PROSPECTOR POINT R-72
476-170-068-000	A	100.00	100.00	1	LOT 218 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-210-005-000	A	100.00	100.00	1	LOT 12 KERRY DOWNS UNIT NO 1 MOR R-69
476-240-008-000	A	100.00	100.00	1	LOT 94 SILVERADO VILLAGE R-71
476-280-034-000	A	100.00	100.00	1	LOT 106 PROSPECTOR POINT R-72
476-270-028-000	A	100.00	100.00	1	LOT 82 PROSPECTOR POINT R-72
476-220-024-000	A	100.00	100.00	1	LOT 24 SILVERADO VILLAGE R-71
476-230-030-000	A	100.00	100.00	1	LOT 75 SILVERADO VILLAGE R-71
476-220-042-000	A	100.00	100.00	1	LOT 42 SILVERADO VILLAGE R-71
476-260-058-000	A	100.00	100.00	1	LOT 235 PROSPECTOR POINT R-72
476-260-009-000	A	100.00	100.00	1	LOT 9 PROSPECTOR POINT R-72
476-230-022-000	A	100.00	100.00	1	LOT 67 SILVERADO VILLAGE R-71
476-260-027-000	A	100.00	100.00	1	LOT 41 PROSPECTOR POINT MOR R-72
476-230-040-000	A	100.00	100.00	1	LOT 85 SILVERADO VILLAGE R-71
476-200-033-000	A	100.00	100.00	1	LOT 71 & POR 79 & 80 KERRY DOWNS UNIT 1 R-69
476-170-053-000	A	100.00	100.00	1	LOT 203 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-260-063-000	A	100.00	100.00	1	LOT 240 PROSPECTOR POINT R-72
476-220-001-000	A	100.00	100.00	1	LOT 1 SILVERADO VILLAGE MOR BK R PG 71
476-250-002-000	A	100.00	100.00	1	LOT 126 SILVERADO VILLAGE R-71
476-180-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-025-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-045-000	A	100.00	100.00	1	LOT 207 PROSPECTOR POINT R-72
476-170-071-000	A	100.00	100.00	1	LOT 221 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-230-004-000	A	100.00	100.00	1	LOT 49 SILVERADO VILLAGE R-71
476-180-061-000	A	100.00	100.00	1	LOT 61 SILVERADO OAKS #5 PH A MOR R-26
476-250-019-000	A	100.00	100.00	1	LOT 143 SILVERADO VILLAGE MOR BK R PG 71
476-180-043-000	A	100.00	100.00	1	LOT 43 SILVERADO OAKS #5 PH A MOR BK R PG 26

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-280-008-000	A	100.00	100.00	1	LOT 68 PROSPECTOR POINT R-72
476-250-037-000	A	100.00	100.00	1	LOT 161 SILVERADO VILLAGE MOR BK R PG 71
476-210-011-000	A	100.00	100.00	1	LOT 18 KERRY DOWNS UNIT NO 1 R-69
476-200-015-000	A	100.00	100.00	1	LOT 63 KERRY DOWNS UNIT NO 1 MOR R-69
476-260-010-000	A	100.00	100.00	1	LOT 10 PROSPECTOR POINT R-72
476-270-005-000	A	100.00	100.00	1	LOT 24 PROSPECTOR POINT R-72
476-240-016-000	A	100.00	100.00	1	LOT 102 SILVERADO VILLAGE R-71
476-220-036-000	A	100.00	100.00	1	LOT 36 SILVERADO VILLAGE R-71
476-270-023-000	A	100.00	100.00	1	LOT 57 PROSPECTOR POINT R-72
476-230-029-000	A	100.00	100.00	1	LOT 74 SILVERADO VILLAGE R-71
476-280-026-000	A	100.00	100.00	1	LOT 98 PROSPECTOR POINT R-72
476-280-044-000	A	100.00	100.00	1	LOT 116 PROSPECTOR POINT R-72
476-220-018-000	A	100.00	100.00	1	LOT 18 SILVERADO VILLAGE R-71
476-250-020-000	A	100.00	100.00	1	LOT 144 SILVERADO VILLAGE MOR BK R PG 71
476-210-046-000	A	100.00	100.00	1	LOT 53 KERRY DOWNS UNIT NO 1 MOR R-69
476-240-034-000	A	100.00	100.00	1	LOT 120 SILVERADO VILLAGE R-71
476-180-068-000	A	100.00	100.00	1	LOT 68 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-210-028-000	A	100.00	100.00	1	LOT 35 KERRY DOWNS UNIT NO 1 MOR R-69
476-230-032-000	A	100.00	100.00	1	LOT 77 SILVERADO VILLAGE R-71
476-200-007-000	A	100.00	100.00	1	LOT 7 KERRY DOWNS UNIT NO 1 MOR R-69
476-260-035-000	A	100.00	100.00	1	LOT 197 PROSPECTOR POINT R-72
476-250-012-000	A	100.00	100.00	1	LOT 136 SILVERADO VILLAGE MOR BK R PG 71
476-260-017-000	A	100.00	100.00	1	LOT 17 PROSPECTOR POINT MOR R-72
476-230-014-000	A	100.00	100.00	1	LOT 59 SILVERADO VILLAGE R-71
476-180-015-000	A	100.00	100.00	1	LOT 15 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-053-000	A	100.00	100.00	1	LOT 230 PROSPECTOR POINT R-72
476-180-033-000	A	100.00	100.00	1	LOT 33 SILVERADO OAKS #5 PH A MOR R26
476-170-063-000	A	100.00	100.00	1	LOT 213 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-250-047-000	A	100.00	100.00	1	LOT 171 SILVERADO VILLAGE MOR BK R PG 71
476-260-071-000	A	100.00	100.00	1	LOT 248 PROSPECTOR POINT R-72
476-180-051-000	A	100.00	100.00	1	LKOT 51 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-220-026-000	A	100.00	100.00	1	LOT 26 SILVERADO VILLAGE R-71
476-220-044-000	A	100.00	100.00	1	LOT 44 SILVERADO VILLAGE R-71
476-210-021-000	A	100.00	100.00	1	LOT 28 KERRY DOWNS UNIT NO 1 MOR R-69
476-280-018-000	A	100.00	100.00	1	LOT 78 PROSPECTOR POINT R-72
476-230-039-000	A	100.00	100.00	1	LOT 84 SILVERADO VILLAGE R-71
476-240-006-000	A	100.00	100.00	1	LOT 92 SILVERADO VILLAGE R-71
476-210-003-000	A	100.00	100.00	1	LOT 10 KERRY DOWNS UNIT NO 1 MOR R-69
476-280-036-000	A	100.00	100.00	1	LOT 108 PROSPECTOR POINT R-72
476-270-013-000	A	100.00	100.00	1	LOT 32 PROSPECTOR POINT R-72
476-220-008-000	A	100.00	100.00	1	LOT 8 SILVERADO VILLAGE R-71
476-270-031-000	A	100.00	100.00	1	LOT 85 PROSPECTOR POINT R-72
476-250-030-000	A	100.00	100.00	1	LOT 154 SILVERADO VILLAGE R-71
476-180-058-000	A	100.00	100.00	1	LOT 58 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-240-024-000	A	100.00	100.00	1	LOT 110 SILVERADO VILLAGE R-71
476-280-001-000	A	100.00	100.00	1	LOT 61 PROSPECTOR POINT R-72
476-210-038-000	A	100.00	100.00	1	LOT 45 KERRY DOWNS UNIT NO 1 MOR R-69
476-260-065-000	A	100.00	100.00	1	LOT 242 PROSPECTOR POINT R-72
476-280-011-000	A	100.00	100.00	1	LOT 71 PROSPECTOR POINT R-72
476-260-047-000	A	100.00	100.00	1	LOT 209 PROSPECTOR POINT R-72
476-230-015-000	A	100.00	100.00	1	LOT 60 SILVERADO VILLAGE R-71
476-230-033-000	A	100.00	100.00	1	LOT 78 SILVERADO VILLAGE R-71
476-200-022-000	A	100.00	100.00	1	LOT 70 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-014-000	A	100.00	100.00	1	LOT 14 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-012-000	A	100.00	100.00	1	LOT 12 PROSPECTOR POINT R-72
476-180-050-000	A	100.00	100.00	1	LOT 50 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-004-000	A	100.00	100.00	1	LOT 4 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-032-000	A	100.00	100.00	1	LOT 32 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-035-000	A	100.00	100.00	1	LOT 159 SILVERADO VILLAGE MOR BK R PG 71
476-170-055-000	A	100.00	100.00	1	LOT 205 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-250-017-000	A	100.00	100.00	1	LOT 141 SILVERADO VILLAGE MOR BK R PG 71
476-270-034-000	A	100.00	100.00	1	LOT 88 PROSPECTOR POINT R-72
476-280-028-000	A	100.00	100.00	1	LOT 100 PROSPECTOR POINT R-72
476-260-030-000	A	100.00	100.00	1	LOT 44 PROSPECTOR POINT R-72
476-280-046-000	A	100.00	100.00	1	LOT 118 PROSPECTOR POINT R-72

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-220-038-000	A	100.00	100.00	1	LOT 38 SILVERADO VILLAGE R-71
476-210-044-000	A	100.00	100.00	1	LOT 51 KERRY DOWNS UNIT NO 1 MOR R-69
476-220-003-000	A	100.00	100.00	1	LOT 3 SILVERADO VILLAGE R-71
476-220-021-000	A	100.00	100.00	1	LOT 21 SILVERADO VILLAGE R-71
476-240-005-000	A	100.00	100.00	1	LOT 91 SILVERADO VILLAGE R-71
476-210-026-000	A	100.00	100.00	1	LOT 33 KERRY DOWNS UNIT NO 1 R-69
476-210-008-000	A	100.00	100.00	1	LOT 15 KERRY DOWNS UNIT NO 1 MOR R-69
476-240-023-000	A	100.00	100.00	1	LOT 109 SILVERADO VILLAGE R-71
476-270-016-000	A	100.00	100.00	1	LOT 50 PROSPECTOR POINT R-72
476-180-039-000	A	100.00	100.00	1	LOT 39 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-037-000	A	100.00	100.00	1	LOT 199 PROSPECTOR POINT R-72
476-180-075-000	A	100.00	100.00	1	LOT 75 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-057-000	A	100.00	100.00	1	LOT 57 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-280-003-000	A	100.00	100.00	1	LOT 63 PROSPECTOR POINT R-72
476-260-019-000	A	100.00	100.00	1	LOT 19 PROSPECTOR POINT R-72
476-220-011-000	A	100.00	100.00	1	LOT 11 SILVERADO VILLAGE R-71
476-260-055-000	A	100.00	100.00	1	LOT 232 PROSPECTOR POINT R-72
476-170-065-000	A	100.00	100.00	1	LOT 215 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-250-027-000	A	100.00	100.00	1	LOT 151 SILVERADO VILLAGE MOR BK R PG 71
476-250-045-000	A	100.00	100.00	1	LOT 169 SILVERADO VILLAGE MOR BK R PG 71
476-230-007-000	A	100.00	100.00	1	LOT 52 SILVERADO VILLAGE R-71
476-250-009-000	A	100.00	100.00	1	LOT 133 SILVERADO VILLAGE MOR BK R PG 71
476-170-047-000	A	100.00	100.00	1	LOT 194 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-180-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-230-025-000	A	100.00	100.00	1	LOT 70 SILVERADO VILLAGE R-71
476-180-022-000	A	100.00	100.00	1	LOT 22 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-014-000	A	100.00	100.00	1	LOT 62 KERRY DOWNS UNIT NO 1 R-69
476-180-040-000	A	100.00	100.00	1	LOT 40 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-002-000	A	100.00	100.00	1	LOT 2 PROSPECTOR POINT R-72
476-210-001-000	A	100.00	100.00	1	LOT 8 KERRY DOWNS UNIT NO 1 MOR R-69
476-280-038-000	A	100.00	100.00	1	LOT 110 PROSPECTOR POINT R-72
476-270-024-000	A	100.00	100.00	1	LOT 58 PROSPECTOR POINT R-72
476-260-020-000	A	100.00	100.00	1	LOT 34 PROSPECTOR POINT R-72
476-220-028-000	A	100.00	100.00	1	LOT 28 SILVERADO VILLAGE R-71
476-240-013-000	A	100.00	100.00	1	LOT 99 SILVERADO VILLAGE R-71
476-250-010-000	A	100.00	100.00	1	LOT 134 SILVERADO VILLAGE MOR BK R PG 71
476-240-031-000	A	100.00	100.00	1	LOT 117 SILVERADO VILLAGE R-71
476-210-036-000	A	100.00	100.00	1	LOT 43 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-018-000	A	100.00	100.00	1	LOT 25 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-029-000	A	100.00	100.00	1	LOT 29 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-270-006-000	A	100.00	100.00	1	LOT 25 PROSPECTOR POINT R-72
476-280-021-000	A	100.00	100.00	1	LOT 93 PROSPECTOR POINT R-72
476-250-051-000	A	100.00	100.00	1	LOT 175 SILVERADO VILLAGE MOR BK R PG 71
476-250-033-000	A	100.00	100.00	1	LOT 157 SILVERADO VILLAGE MOR BK R PG 71
476-180-065-000	A	100.00	100.00	1	LOT 65 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-015-000	A	100.00	100.00	1	LOT 139 SILVERADO VILLAGE R-71
476-180-047-000	A	100.00	100.00	1	LOT 47 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-019-000	A	100.00	100.00	1	LOT 67 KERRY DOWNS UNIT NO 1 R-69
476-230-017-000	A	100.00	100.00	1	LOT 62 SILVERADO VILLAGE R-71
476-200-002-000	A	100.00	100.00	1	LOT 2 KERRY DOWNS UNIT NO 1 MOR R-69
476-260-014-000	A	100.00	100.00	1	LOT 14 PROSPECTOR POINT R-72
476-270-001-000	A	100.00	100.00	1	LOT 20 PROSPECTOR POINT R-72
476-230-035-000	A	100.00	100.00	1	LOT 80 SILVERADO VILLAGE R-71
476-170-057-000	A	100.00	100.00	1	LOT 207 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-260-050-000	A	100.00	100.00	1	LOT 212 PROSPECTOR POINT R-72
476-180-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-032-000	A	100.00	100.00	1	LOT 46 PROSPECTOR POINT R-72
476-180-030-000	A	100.00	100.00	1	LOT 30 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-210-042-000	A	100.00	100.00	1	LOT 49 KERRY DOWNS UNIT NO 1 MOR R-69
476-240-038-000	A	100.00	100.00	1	LOT 124 SILVERADO VILLAGE R-71
476-200-020-000	A	100.00	100.00	1	LOT 68 KERRY DOWNS UNIT NO 1 MOR BK R PG 69
476-210-024-000	A	100.00	100.00	1	LOT 31 KERRY DOWNS UNIT NO 1 MOR BK R PG 69
476-210-006-000	A	100.00	100.00	1	LOT 13 KERRY DOWNS UNIT NO 1 R-69
476-240-021-000	A	100.00	100.00	1	LOT 107 SILVERADO VILLAGE R-71
476-270-018-000	A	100.00	100.00	1	LOT 52 PROSPECTOR POINT R-72

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-220-041-000	A	100.00	100.00	1	LOT 41 SILVERADO VILLAGE MOR R-71
476-220-005-000	A	100.00	100.00	1	LOT 5 SILVERADO VILLAGE R-71
476-280-013-000	A	100.00	100.00	1	LOT 73 POSPECTOR POINT R-72
476-260-039-000	A	100.00	100.00	1	LOT 201 PROSPECTOR POINT R-72
476-270-036-000	A	100.00	100.00	1	LOT 90 PROSPECTOR POINT R-72
476-280-031-000	A	100.00	100.00	1	LOT 103 PROSPECTOR POINT R-72
476-220-023-000	A	100.00	100.00	1	LOT 23 SILVERADO VILLAGE R-71
476-240-003-000	A	100.00	100.00	1	LOT 89 SILVERADO VILLAGE R-71
476-180-019-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-037-000	A	100.00	100.00	1	LOT 37 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-057-000	A	100.00	100.00	1	LOT 234 PROSECTOR POINT R-72
476-240-011-000	A	100.00	100.00	1	LOT 97 SILVERADO VILLAGE R-71
476-180-073-000	A	100.00	100.00	1	LOT 73 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-170-050-000	A	100.00	100.00	1	LOT 200 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-250-043-000	A	100.00	100.00	1	LOT 167 SILVERADO VILLAGE R-71
476-180-055-000	A	100.00	100.00	1	LOT 55 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-280-005-000	A	100.00	100.00	1	LOT 65 PROSPECTOR POINT R-72
476-200-012-000	A	100.00	100.00	1	LOT 60 KERRY DOWNS UNIT NO 1 R-69
476-260-004-000	A	100.00	100.00	1	LOT 4 PROSPECTOR POINT R-72
476-250-025-000	A	100.00	100.00	1	LOT 149 SILVERADO VILLAGE MOR BK R PG 71
476-260-040-000	A	100.00	100.00	1	LOT 202 PROSPECTOR POINT R-72
476-230-009-000	A	100.00	100.00	1	LOT 54 SILVERADO VILLAGE R-71
476-280-048-000	A	100.00	100.00	1	LOT 120 PROSPECTOR POINT R-72
476-180-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-230-027-000	A	100.00	100.00	1	LOT 72 SILVERADO VILLAGE R-71
476-250-007-000	A	100.00	100.00	1	LOT 131 SILVERADO VILLAGE MOR BK R PG 71
476-260-022-000	A	100.00	100.00	1	LOT 36 PROSPECTOR POINT R-72
476-180-020-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-240-028-000	A	100.00	100.00	1	LOT 114 SILVERADO VILLAG R-71
476-210-034-000	A	100.00	100.00	1	LOT 41 KERRY DOWNS UNIT NO 1 R-69
476-220-031-000	A	100.00	100.00	1	LOT 31 SILVERADO VILLAGE R-71
476-210-016-000	A	100.00	100.00	1	LOT 23 KERRY DOWNS UNIT NO 1 MOR R-69
476-220-013-000	A	100.00	100.00	1	LOT 13 SILVERADO VILLAGE R-71
476-270-008-000	A	100.00	100.00	1	LOT 27 PROSPECTOR POINT R-72
476-280-023-000	A	100.00	100.00	1	LOT 95 PROSPECTOR POINT R-72
476-280-041-000	A	100.00	100.00	1	LOT 113 PROSPECTOR POINT R-72
476-270-026-000	A	100.00	100.00	1	LOT 60 PROSPECTOR POINT R-72
476-260-029-000	A	100.00	100.00	1	LOT 43 PROSPECTOR POINT R-72
476-230-010-000	A	100.00	100.00	1	LOT 55 SILVERADO VILLAGE R-71
476-210-029-000	A	100.00	100.00	1	LOT 36 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-018-000	A	100.00	100.00	1	LKOT 18 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-008-000	A	100.00	100.00	1	LOT 56 KERRY DOWNS UNIT NO 1 MOR R-69
476-260-016-000	A	100.00	100.00	1	LOT 16 PROSPECTOR POINT R-72
476-180-054-000	A	100.00	100.00	1	LOT 54 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-031-000	A	100.00	100.00	1	LOT 155 SILVERADO VILLAGE MOR BK R PG 71
476-180-036-000	A	100.00	100.00	1	LOT 36 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-170-060-000	A	100.00	100.00	1	LOT 210 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-240-010-000	A	100.00	100.00	1	LOT 96 SILVERADO VILLAGE R-71
476-250-013-000	A	100.00	100.00	1	LOT 137 SILVERADO VILLAGE MOR BK R PG 71
476-260-070-000	A	100.00	100.00	1	LOT 247 PROSPECTOR POINT R-72
476-260-052-000	A	100.00	100.00	1	LOT 214 PROSPECTOR POINT R-72
476-270-030-000	A	100.00	100.00	1	LOT 84 PROSPECTOR POINT R-72
476-260-034-000	A	100.00	100.00	1	LOT 48 PROSPECTOR POINT R-72
476-180-072-000	A	100.00	100.00	1	LOT 72 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-230-028-000	A	100.00	100.00	1	LOT 73 SILVERADO VILLAGE R-71
476-210-040-000	A	100.00	100.00	1	LOT 47 KERRY DOWNS UNIT NO 1 R-69
476-220-007-000	A	100.00	100.00	1	LOT 7 SILVERADO VILLAGE R-71
476-180-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-220-025-000	A	100.00	100.00	1	LOT 25 SILVERADO VILLAGE R-71
476-210-022-000	A	100.00	100.00	1	LOT 29 KERRY DOWNS UNIT NO 1 MOR R-69
476-170-067-000	A	100.00	100.00	1	LOT 217 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-240-009-000	A	100.00	100.00	1	LOT 95 SILVERADO VILLAGE R-71
476-210-004-000	A	100.00	100.00	1	LOT 11 KERRY DOWNS UNIT NO 1 MOR R-69
476-170-049-000	A	100.00	100.00	1	LOT 199 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-270-012-000	A	100.00	100.00	1	LOT 31 PROSPECTOR POINT R-72

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-240-027-000	A	100.00	100.00	1	LOT 113 SILVERADO VILLAGE R-71
476-280-015-000	A	100.00	100.00	1	LOT 75 PROSPECTOR POINT R-72
476-280-033-000	A	100.00	100.00	1	LOT 105 PROSPECTOR POINT R-72
476-230-011-000	A	100.00	100.00	1	LOT 56 SILVERADO VILLAGE R-71
476-220-043-000	A	100.00	100.00	1	LOT 43 SILVERADO VILLAGE R-71
476-260-059-000	A	100.00	100.00	1	LOT 236 PROSPECTOR POINT
476-250-023-000	A	100.00	100.00	1	LOT 147 SILVERADO VILLAGE MOR BK R PG 71
476-170-070-000	A	100.00	100.00	1	LOT 220 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-210-039-000	A	100.00	100.00	1	LOT 46 KERRY DOWNS UNIT NO 1 MOR R-69
476-250-041-000	A	100.00	100.00	1	LOT 165 SILVERADO VILLAGE R-71
476-230-003-000	A	100.00	100.00	1	LOT 48 SILVERADO VILLAGE R-71
476-170-052-000	A	100.00	100.00	1	LOT 202 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-230-021-000	A	100.00	100.00	1	LOT 66 SILVERADO VILLAGE R-71
476-180-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-250-005-000	A	100.00	100.00	1	LOT 129 SILVERADO VILLAGE MOR BK R PG 71
476-180-026-000	A	100.00	100.00	1	LOT 26 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-044-000	A	100.00	100.00	1	LOT 44 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-018-000	A	100.00	100.00	1	LOT 66 KERRY DOWNS UNIT NO 1 R-69
476-260-006-000	A	100.00	100.00	1	LOT 6 PROSPECTOR POINT R-72
476-260-042-000	A	100.00	100.00	1	LOT 204 PROSPECTOR POINT R-72
476-270-020-000	A	100.00	100.00	1	LOT 54 PROSPECTOR POINT R-72
476-280-007-000	A	100.00	100.00	1	LOT 67 PROSPECTOR POINT R-72
476-260-024-000	A	100.00	100.00	1	LOT 38 PROSPECTOR POINT R-72
476-180-062-000	A	100.00	100.00	1	LOT 62 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-036-000	A	100.00	100.00	1	LOT 74 & POR 76 & 77 KERRY DOWNS UNIT 1 R-69
476-230-038-000	A	100.00	100.00	1	LOT 83 SILVERADO VILLAGE R-71
476-260-060-000	A	100.00	100.00	1	LOT 237 PROSPECTOR POINT R-72
476-240-017-000	A	100.00	100.00	1	LOT 103 SILVERADO VILLAGE R-71
476-250-048-000	A	100.00	100.00	1	LOT 172 SILVERADO VILLAGE MOR BK R PG 71
476-240-035-000	A	100.00	100.00	1	LOT 121 SILVERADO VILLAGE R-71
476-210-032-000	A	100.00	100.00	1	LOT 39 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-014-000	A	100.00	100.00	1	LOT 21 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-001-000	A	100.00	100.00	1	LOT 1 KERRY DOWNS UNIT 1 R-69
476-280-025-000	A	100.00	100.00	1	LOT 97 PROSPECTOR POINT R-72
476-270-002-000	A	100.00	100.00	1	LOT 21 PROSPECTOR POINT R-72
476-170-059-000	A	100.00	100.00	1	LOT 209 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-280-043-000	A	100.00	100.00	1	LOT 115 PROSPECTOR POINT R-72
476-270-019-000	A	100.00	100.00	1	LOT 53 PROSPECTOR POINT R-72
476-180-069-000	A	100.00	100.00	1	LOT 69 SILVERADO OAKS #5 PHASE A MOR BK R PG 26
476-260-067-000	A	100.00	100.00	1	LOT 244 PROSPECTOR POINT R-72
476-270-037-000	A	100.00	100.00	1	LOT 91 PROSPECTOR POINT R-72
476-220-033-000	A	100.00	100.00	1	LOT 33 SILVERADO VILLAGE R-71
476-220-015-000	A	100.00	100.00	1	LOT 15 SILVERADO VILLAGE R-71
476-260-049-000	A	100.00	100.00	1	LOT 211 PROSPECTOR POINT R-72
476-260-018-000	A	100.00	100.00	1	LOT 18 PROSPECTOR POINT R-72
476-200-006-000	A	100.00	100.00	1	LOT 6 KERRY DOWNS UNIT NO 1 R-69
476-230-013-000	A	100.00	100.00	1	LOT 58 SILVERADO VILLAGE R-71
476-170-062-000	A	100.00	100.00	1	LOT 212 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-230-031-000	A	100.00	100.00	1	LOT 76 SILVERADO VILLAGE R-71
476-260-054-000	A	100.00	100.00	1	LOT 231 PROSPECTOR POINT R-72
476-260-036-000	A	100.00	100.00	1	LOT 198 PROSPECTOR POINT R-72
476-180-016-000	A	100.00	100.00	1	LOT 16 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-220-010-000	A	100.00	100.00	1	LOT 10 SILVERADO VILLAGE R-71
476-180-052-000	A	100.00	100.00	1	LOT 52 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-034-000	A	100.00	100.00	1	LOT 34 SILVERADO OAKS #5 PH A MOR R-26
476-250-028-000	A	100.00	100.00	1	LOT 152 SILVERADO VILLAGE MOR BK R PG 71
476-260-072-000	A	100.00	100.00	1	LOT 249 PROSPECTOR POINT R-72
476-210-020-000	A	100.00	100.00	1	LOT 27 KERRY DOWNS UNIT NO 1 R-69
476-250-046-000	A	100.00	100.00	1	LOT 170 SILVERADO VILLAGE MOR BK R PG 71
476-180-070-000	A	100.00	100.00	1	LOT 70 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-001-000	A	100.00	100.00	1	LOT 1 PROSPECTOR POINT R-72
476-170-069-000	A	100.00	100.00	1	LOT 219 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-240-007-000	A	100.00	100.00	1	LOT 93 SILVERADO VILLAGE R-71
476-210-002-000	A	100.00	100.00	1	LOT 9 KERRY DOWNS UNIT NO 1 R-69
476-270-014-000	A	100.00	100.00	1	LOT 33 PROSPECTOR POINT R-72

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Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-240-025-000	A	100.00	100.00	1	LOT 111 SILVERADO VILLAGE R-71
476-220-045-000	A	100.00	100.00	1	LOT 45 SILVERADO VILLAGE R-71
476-220-009-000	A	100.00	100.00	1	LOT 9 SILVERADO VILLAGE MOR R-71
476-280-017-000	A	100.00	100.00	1	LOT 77 PROSPECTOR POINT R-72
476-270-032-000	A	100.00	100.00	1	LOT 86 PROSPECTOR POINT R-72
476-220-027-000	A	100.00	100.00	1	LOT 27 SILVERADO VILLAGE MOR R-71
476-280-035-000	A	100.00	100.00	1	LOT 107 PROSPECTOR POINT R-72
476-250-011-000	A	100.00	100.00	1	LOT 135 SILVERADO VILLAGE MOR BK R PG 71
476-210-037-000	A	100.00	100.00	1	LOT 44 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-077-000	A	100.00	100.00	1	LOT 77 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-210-019-000	A	100.00	100.00	1	LOT 26 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-059-000	A	100.00	100.00	1	LOT 59 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-034-000	A	100.00	100.00	1	LOT 72 & POR 78 & 79 KERRY DOWNS UNIT 1 R-69
476-230-041-000	A	100.00	100.00	1	LOT 86 SILVERADO VILLAGE R-71
476-200-016-000	A	100.00	100.00	1	LOT 64 KERRY DOWNS UNIT NO 1 MOR R-69
476-260-008-000	A	100.00	100.00	1	LOT 8 PROSPECTOR POINT R-72
476-250-021-000	A	100.00	100.00	1	LOT 145 SILVERADO VILLAGE MOR BK R PG 71
476-170-072-000	A	100.00	100.00	1	LOT 222 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-260-044-000	A	100.00	100.00	1	LOT 206 PROSPECTOR POINT R-72
476-230-005-000	A	100.00	100.00	1	LOT 50 SILVERADO VILLAGE R-71
476-270-029-000	A	100.00	100.00	1	LOT 83 PROSPECTOR POINT R-72
476-230-023-000	A	100.00	100.00	1	LOT 68 SILVERADO VILLAGE R-71
476-250-003-000	A	100.00	100.00	1	LOT 127 SILVERADO VILLAGE MOR BK R PG 71
476-180-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS #5 PH A MOR R-26
476-260-026-000	A	100.00	100.00	1	LOT 40 PROSPECTOR POINT R-72
476-180-024-000	A	100.00	100.00	1	LOT 24 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-042-000	A	100.00	100.00	1	LOT 42 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-062-000	A	100.00	100.00	1	LOT 239 PROSPECTOR POINT R-72
476-250-038-000	A	100.00	100.00	1	LOT 162 SILVERADO VILLAGE MOR BK R PG 71
476-170-054-000	A	100.00	100.00	1	LOT 204 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-280-009-000	A	100.00	100.00	1	LOT 69 PROSPECTOR POINT R-72
476-180-060-000	A	100.00	100.00	1	LOT 60 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-210-030-000	A	100.00	100.00	1	LOT 37 KERRY DOWNS UNIT NO 1 R-69
476-220-035-000	A	100.00	100.00	1	LOT 35 SILVERADO VILLAGE R-71
476-210-012-000	A	100.00	100.00	1	LOT 19 KERRY DOWNS UNIT NO 1 MOR R-69
476-220-017-000	A	100.00	100.00	1	LOT 17 SILVERADO VILLAGE R-71
476-280-027-000	A	100.00	100.00	1	LOT 99 PROSPECTOR POINT R-72
476-270-004-000	A	100.00	100.00	1	LOT 23 PROSPECTOR POINT R-72
476-280-045-000	A	100.00	100.00	1	LOT 117 PROSPECTOR POINT R-72
476-270-022-000	A	100.00	100.00	1	LOT 56 PROSPECTOR POINT R-72
476-240-015-000	A	100.00	100.00	1	LOT 101 SILVERADO VILLAGE R-71
476-280-010-000	A	100.00	100.00	1	LOT 70 PROSPECTOR POINT R-72
476-180-067-000	A	100.00	100.00	1	LOT 67 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-240-033-000	A	100.00	100.00	1	LOT 119 SILVERADO VILLAGE R-71
476-210-047-000	A	100.00	100.00	1	LOT 54 KERRY DOWNS UNIT NO 1 MOR R-69
476-180-049-000	A	100.00	100.00	1	LOT 49 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-260-069-000	A	100.00	100.00	1	LOT 246 PROSPECTOR POINT R-72
476-310-022-000	A	100.00	100.00	1	LOT 64 CALIFORNIA LEGEND UNIT 1 R-93
476-340-036-000	A	100.00	100.00	1	LOT 106 CALIFORNIA LEGEND UNIT 2R-94
476-340-018-000	A	100.00	100.00	1	LOT 82 CALIFORNIA LEGEND UNIT 2 R-94
477-151-045-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-320-016-000	A	100.00	100.00	1	LOT 132 CALIFORNIA LEGEND UNIT 3 R-95
477-160-025-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-048-000	A	100.00	100.00	1	LOT 90 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-010-000	A	100.00	100.00	1	LOT 15 CALIFORNIA LEGEND UNIT 1 R-93
477-151-027-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-370-012-000	A	100.00	100.00	1	LOT 125 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-050-000	A	100.00	100.00	1	LOT 177 PROSPECTOR POINT R-72
476-310-004-000	A	100.00	100.00	1	LOT 4 CALIFORNIA LEGEND UNIT 1 R-93
477-160-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-151-009-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-141-015-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-130-064-000	A	100.00	100.00	1	LOT 111 PLEASANT GROVE UNIT 3 Q82
476-290-032-000	A	100.00	100.00	1	LOT 159 PROSPECTOR POINT R-72
476-380-042-000	A	100.00	100.00	1	LOT 173 SILVERADO OAKS UNIT 6 PHASE B S-10

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-420-012-000	A	100.00	100.00	1	LOT 111 KERRY DOWNS UNIT 2 S-69
477-130-046-000	A	100.00	100.00	1	LOT 93 PLEASANT GROVE UNIT 3 Q82
477-160-043-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-067-000	A	100.00	100.00	1	LOT 113 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-060-000	A	100.00	100.00	1	LOT 191 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-014-000	A	100.00	100.00	1	LOT 141 PROSPECTOR POINT MOR BK R PG 72
476-320-034-000	A	100.00	100.00	1	LOT 150 CALIFORNIA LEGEND UNIT 3 R-95
477-160-061-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-049-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-052-000	A	100.00	100.00	1	LOT 168 CALIFORNIA LEGEND UNIT 3 R-95
476-410-017-000	A	100.00	100.00	1	LOT 93 KERRY DOWNS UNIT 2 S-69
477-151-063-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-028-000	A	100.00	100.00	1	LOT 75 PLEASANT GROVE UNIT 3 Q82
476-350-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-023-000	A	100.00	100.00	1	LOT 65 SILVERADO OAKS UNIT 6 PHASE A S-9
477-120-016-000	A	100.00	100.00	1	LOT 118 PLEASANT GROVE UNIT 3 Q82
476-340-001-000	A	100.00	100.00	1	LOT 65 CALIFORNIA LEGEND UNIT 2 R-94
477-170-012-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-300-027-000	A	100.00	100.00	1	LOT 32 CALIFORNIA LEGEND UNIT 1 R-93
476-330-021-000	A	100.00	100.00	1	LOT 211 CALIFORNIA LEGEND UNIT 4 R-96
477-151-010-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-280-055-000	A	100.00	100.00	1	LOT 127 PROSPECTOR POINT R-72
476-360-017-000	A	100.00	100.00	1	LOT 31 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-003-000	A	100.00	100.00	1	LOT 193 CALIFORNIA LEGEND UNIT 4 R-96
476-350-041-000	A	100.00	100.00	1	LOT 83 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-009-000	A	100.00	100.00	1	LOT 14 CALIFORNIA LEGEND UNIT 1 R-93
476-380-034-000	A	100.00	100.00	1	LOT 165 SILVERADO OAKS UNIT 6 PHASE B S-10
476-360-035-000	A	100.00	100.00	1	LOT 49 SILVERADO OAKS UNIT 6 PHASE A S-9
476-370-030-000	A	100.00	100.00	1	LOT 219 SILVERADO OAKS UNIT 6 PHASE B S-10
477-160-068-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-077-000	A	100.00	100.00	1	LOT 225 CALIFORNIA LEGEND UNIT 4 R-96
477-060-003-000	A	100.00	100.00	1	13.8AC PAR 1 PMOR 34-125
477-180-042-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-016-000	A	100.00	100.00	1	LOT 147 SILVERADO OAKS UNIT 6 PHASE B S-10
477-010-061-000	A	100.00	100.00	1	LOT 32 PLEASANT GROVE UNIT 3 Q82
477-190-001-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT A MOR S-3
476-290-039-000	A	100.00	100.00	1	LOT 166 PROSPECTOR POINT MOR BK R PG 72
476-320-059-000	A	100.00	100.00	1	LOT 175 CALIFORNIA LEGEND UNIT 3 R-95
477-141-033-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-180-024-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-043-000	A	100.00	100.00	1	LOT 14 PLEASANT GROVE UNIT 3 Q82
476-330-038-000	A	100.00	100.00	1	LOT 231 CALIFORNIA LEGEND UNIT 4 R-96
476-380-049-000	A	100.00	100.00	1	LOT 180 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-060-000	A	100.00	100.00	1	LOT 106 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-011-000	A	100.00	100.00	1	LOT 58 PLEASANT GROVE UNIT 3 Q82
476-380-067-000	A	100.00	100.00	1	LOT 198 SILVERADO OAKS UNIT 6 PHASE B S-10
476-430-016-000	A	100.00	100.00	1	LOT 16 SILVERADO OAKS UNIT 6C T-43
477-130-003-000	A	100.00	100.00	1	LOT 50 PLEASANT GROVE UNIT 3 Q82
476-340-008-000	A	100.00	100.00	1	LOT 72 CALIFORNIA LEGEND UNIT 2 R-94
477-030-057-000	A	100.00	100.00	1	LOT 2 PLEASANT GROVE UNIT 3 Q82
477-130-021-000	A	100.00	100.00	1	LOT 68 PLEASANT GROVE UNIT 3 Q82
477-151-035-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-017-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-420-019-000	A	100.00	100.00	1	LOT 118 KERRY DOWNS UNIT 2 S-69
476-320-006-000	A	100.00	100.00	1	LOT 122 CALIFORNIA LEGEND UNIT 3R-95
476-360-010-000	A	100.00	100.00	1	LOT 24 SILVERADO OAKS UNIT 6 PHASE A S-9
476-340-044-000	A	100.00	100.00	1	LOT 114 CALIFORNIA LEGEND UNIT 2 R-94
476-340-026-000	A	100.00	100.00	1	LOT 91 CALIFORNIA LEGEND UNIT 2 R-94
476-310-014-000	A	100.00	100.00	1	LOT 56 CALIFORNIA LEGEND UNIT 1 R-93
476-290-057-000	A	100.00	100.00	1	LOT 184 PROSPECTOR POINT MOR BK R PG 72
476-290-040-000	A	100.00	100.00	1	LOT 167 PROSPECTOR POINT MOR BK R PG 72
476-370-002-000	A	100.00	100.00	1	LOT 115 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-019-000	A	100.00	100.00	1	LOT 208 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-025-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-160-051-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-141-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-370-037-000	A	100.00	100.00	1	LOT 226 SILVERADO OAKS UNIT 6 PHASE B S-10
476-410-009-000	A	100.00	100.00	1	LOT 85 KERRY DOWNS UNIT 2 S-69
476-380-052-000	A	100.00	100.00	1	LOT 183 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-022-000	A	100.00	100.00	1	LOT 149 PROSPECTOR POINT MOR BK R PG 72
476-290-075-000	A	100.00	100.00	1	LOT 220 PROSPECTO POINT MOR BK R PG 72
476-330-011-000	A	100.00	100.00	1	LOT 201 CALIFORNIA LEGEND UNIT 4 R-96
477-190-008-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-060-000	A	100.00	100.00	1	LOT 176 CALIFORNIA LEGEND UNIT 3 R-95
477-160-015-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-010-058-000	A	100.00	100.00	1	LOT 29 PLEASANT GROVE UNIT 3 Q82
476-290-004-000	A	100.00	100.00	1	LOT 131 PROSPECTOR POINT MOR R-72
476-320-024-000	A	100.00	100.00	1	LOT 140 CALIFORNIA LEGEND UNIT 3 R-95
477-130-056-000	A	100.00	100.00	1	LOT 103 PLEASANT GROVE UNIT 3 Q82
476-380-070-000	A	100.00	100.00	1	LOT 201 SILVERADO OAKS UNIT 6 PHASE B S-10
476-420-002-000	A	100.00	100.00	1	LOT 101 KERRY DOWNS UNIT 2 S-69
476-320-042-000	A	100.00	100.00	1	LOT 158 CALIFORNIA LEGEND UNIT 3R-95
477-160-033-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-038-000	A	100.00	100.00	1	LOT 85 PLEASANT GROVE UNIT 3 Q82
477-151-053-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-180-059-000	A	100.00	100.00	1	LOT 105 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-410-027-000	A	100.00	100.00	1	LOT 124 KERRY DOWNS UNIT 2 S-69
476-360-009-000	A	100.00	100.00	1	LOT 23 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-035-000	A	100.00	100.00	1	LOT 40 CALIFORNIA LEGEND UNIT 1 R-93
477-120-006-000	A	100.00	100.00	1	LOT 39 PLEASANT GROVE UNIT 3 Q82
476-300-017-000	A	100.00	100.00	1	LOT 22 CALIFORNIA LEGEND UNIT 1 R-93
476-360-027-000	A	100.00	100.00	1	LOT 41 SILVERADO OAKS UNIT 6 PHASE A S-9
476-420-020-000	A	100.00	100.00	1	LOT 119 KERRY DOWNS UNIT 2 S-69
476-350-031-000	A	100.00	100.00	1	LOT 73 SILVERADO OAKS UNIT 6 PHASE A S-9
477-170-002-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-013-000	A	100.00	100.00	1	LOT 13 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-024-000	A	100.00	100.00	1	LOT 155 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-016-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-029-000	A	100.00	100.00	1	LOT 156 PROSPECTOR POINT R-72
476-320-049-000	A	100.00	100.00	1	LOT 165 CALIFORNIA LEGEND UNIT 3 R-95
476-320-067-000	A	100.00	100.00	1	LOT 183 CALIFORNIA LEGEND UNIT 3 R-95
476-410-010-000	A	100.00	100.00	1	LOT 86 KERRY DOWNS UNIT 2 S-69
477-180-052-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-370-020-000	A	100.00	100.00	1	LOT 209 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-006-000	A	100.00	100.00	1	LOT 137 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-034-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-330-028-000	A	100.00	100.00	1	LOT 218 CALIFORNIA LEGEND UNIT 4 R-96
477-160-058-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-380-059-000	A	100.00	100.00	1	LOT 190 SILVERADO OAKS UNIT 6 PHASE B S-10
476-350-066-000	A	100.00	100.00	1	LOT 108 SILVERADO OAKS UNIT 6 PHASE A S-9
477-010-051-000	A	100.00	100.00	1	LOT 22 PLEASANT GROVE UNIT #3 MOR Q-82
476-430-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS UNIT 6C T-43
477-180-070-000	A	100.00	100.00	1	LOT 116 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-330-046-000	A	100.00	100.00	1	LOT 103 CALIFORNIA LEGEND UNIT 2 R-94
477-130-031-000	A	100.00	100.00	1	LOT 78 PLEASANT GROVE UNIT 3 Q82
477-160-045-000	A	100.00	100.00	1	LOT 58 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-036-000	A	100.00	100.00	1	LOT 152 CALIFORNIA LEGEND UNIT 3 R-95
477-151-025-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-160-063-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-310-002-000	A	100.00	100.00	1	LOT 2 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-370-014-000	A	100.00	100.00	1	LOT 127 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-013-000	A	100.00	100.00	1	LOT 60 PLEASANT GROVE UNIT 3 Q82
477-160-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-054-000	A	100.00	100.00	1	LOT 170 CALIFORNIA LEGEND UNIT 3 R-95
477-151-007-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-061-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-410-015-000	A	100.00	100.00	1	LOT 91 KERRY DOWNS UNIT 2 S-69
476-330-048-000	A	100.00	100.00	1	LOT 105 CALIFORNIA LEGEND UNIT 2R-94
476-370-032-000	A	100.00	100.00	1	LOT 221 SILVERADO OAKS UNIT 6 PHASE B S-10

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-340-016-000	A	100.00	100.00	1	LOT 80 CALIFORNIA LEGEND UNIT 2 R-94
476-320-018-000	A	100.00	100.00	1	LOT 134 CALIFORNIA LEGEND UNIT 3 R-95
476-410-033-000	A	100.00	100.00	1	POR LOT 77 KERRY DOWNS UNIT 2 S-69
477-160-027-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-120-001-000	A	100.00	100.00	1	LOT 34 PLEASANT GROVE UNIT 3 Q82
476-380-044-000	A	100.00	100.00	1	LOT 175 SILVERADO OAKS UNIT 6 PHASE B S-10
476-420-014-000	A	100.00	100.00	1	LOT 113 KERRY DOWNS UNIT 2 S-69
476-290-012-000	A	100.00	100.00	1	LOT 139 PROSPECTOR POINT MOR BK R PG 72
476-430-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS UNIT 6C T-43
477-180-069-000	A	100.00	100.00	1	LOT 115 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-047-000	A	100.00	100.00	1	LOT 174 PROSPECTOR POINT MOR BK R PG 72
476-380-062-000	A	100.00	100.00	1	LOT 193 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-065-000	A	100.00	100.00	1	LOT 192 PROSPECTOR POINT MOR BK R PG 72
477-141-017-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-340-034-000	A	100.00	100.00	1	LOT 99 CALIFORNIA LEGEND UNIT 2 R-94
476-290-083-000	A	100.00	100.00	1	LOT 228 PROSPECTOR POINT R-72
476-310-019-000	A	100.00	100.00	1	LOT 61 CALIFORNIA LEGEND UNIT 1 R-93
477-151-043-000	A	100.00	100.00	1	LOT 60 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-320-072-000	A	100.00	100.00	1	LOT 186 CALIFORNIA LEGEND UNIT 4 R-96
476-380-001-000	A	100.00	100.00	1	LOT 132 SILVERADO OAKS UNIT 6 PHASE B S-10
476-330-023-000	A	100.00	100.00	1	LOT 213 CALIFORNIA LEGEND UNIT 4 R-96
476-300-025-000	A	100.00	100.00	1	LOT 30 CALIFORNIA LEGEND UNIT 1 R-93
477-160-010-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-066-000	A	100.00	100.00	1	LOT 113 PLEASANT GROVE UNIT 3 Q82
476-330-005-000	A	100.00	100.00	1	LOT 195 CALIFORNIA LEGEND UNIT 4 R-96
477-180-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-007-000	A	100.00	100.00	1	LOT 12 CALIFORNIA LEGEND UNIT 1 R-93
476-350-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-021-000	A	100.00	100.00	1	LOT 63 SILVERADO OAKS UNIT 6 PHASE A S-9
477-120-018-000	A	100.00	100.00	1	LOT 120 PLEASANT GROVE UNIT 3 Q82
477-180-044-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-001-000	A	100.00	100.00	1	LOT 117 CALIFORNIA LEGEND UNIT 3R-95
477-141-035-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-370-039-000	A	100.00	100.00	1	LOT 228 SILVERADO OAKS UNIT 6 PHASE B S-10
477-010-045-000	A	100.00	100.00	1	LOT 16 PLEASANT GROVE UNIT 3 Q82
477-180-026-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-030-000	A	100.00	100.00	1	LOT 157 PROSPECTOR POINT MOR BK R PG 72
476-360-015-000	A	100.00	100.00	1	LOT 29 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-056-000	A	100.00	100.00	1	LOT 98 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-062-000	A	100.00	100.00	1	LOT 108 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-350-038-000	A	100.00	100.00	1	LOT 80 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-033-000	A	100.00	100.00	1	LOT 47 SILVERADO OAKS UNIT 6 PHASE A S-9
476-430-018-000	A	100.00	100.00	1	LOT 18 SILVERADO OAKS UNIT 6C T-43
476-380-036-000	A	100.00	100.00	1	LOT 167 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-069-000	A	100.00	100.00	1	LOT 200 SILVERADO OAKS UNIT 6 PHASE B S-10
476-310-020-000	A	100.00	100.00	1	LOT 62 CALIFORNIA LEGEND UNIT 1 R-93
476-320-079-000	A	100.00	100.00	1	LOT 227 CALIFORNIA LEGEND UNIT 4 R-96
476-380-018-000	A	100.00	100.00	1	LOT 149 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-080-000	A	100.00	100.00	1	LOT 126 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-160-017-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-026-000	A	100.00	100.00	1	LOT 142 CALIFORNIA LEGEND UNIT 3 R-95
476-320-044-000	A	100.00	100.00	1	LOT 160 CALIFORNIA LEGEND UNIT 3 R-95
477-130-041-000	A	100.00	100.00	1	LOT 88 PLEASANT GROVE UNIT 3 Q82
477-160-035-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-310-012-000	A	100.00	100.00	1	LOT 54 CALIFORNIA LEGEND UNIT 1 R-93
476-340-006-000	A	100.00	100.00	1	LOT 70 CALIFORNIA LEGEND UNIT 2 R-94
477-130-005-000	A	100.00	100.00	1	LOT 52 PLEASANT GROVE UNIT 3 Q82
477-130-023-000	A	100.00	100.00	1	LOT 70 PLEASANT GROVE UNIT 3 Q82
476-290-037-000	A	100.00	100.00	1	LOT 164 PROSPECTOR POINT MOR BK R PG 72
476-370-022-000	A	100.00	100.00	1	LOT 211 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-054-000	A	100.00	100.00	1	LOT 185 SILVERADO OAKS UNIT 6 PHASE B S-10
476-320-008-000	A	100.00	100.00	1	LOT 124 CALIFORNIA LEGEND UNIT 3R-95
476-290-019-000	A	100.00	100.00	1	LOT 146 PROSPECTOR POINT MOR BK R PG 72
476-290-002-000	A	100.00	100.00	1	LOT 129 PROSPECTOR POINT R-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-380-072-000	A	100.00	100.00	1	LOT 203 SILVERADO OAKS UNIT 6 PHASE B S-10
476-420-004-000	A	100.00	100.00	1	LOT 103 KERRY DOWNS UNIT 2 S-69
476-340-024-000	A	100.00	100.00	1	LOT 89 CALIFORNIA LEGEND UNIT 2 R-94
476-350-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS UNIT 6 PHASE A S-9
476-410-025-000	A	100.00	100.00	1	LOT 122 KERRY DOWNS UNIT 2 S-69
477-151-051-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-055-000	A	100.00	100.00	1	LOT 182 PROSPECTOR POINT MOR BK R PG 72
476-370-004-000	A	100.00	100.00	1	LOT 117 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-027-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-320-080-000	A	100.00	100.00	1	LOT 233 CALIFORNIA LEGEND UNIT 4 R-96
477-151-033-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-160-053-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-410-007-000	A	100.00	100.00	1	LOT 83 KERRY DOWNS UNIT 2 S-69
477-180-079-000	A	100.00	100.00	1	LOT 125 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-141-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-151-015-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-073-000	A	100.00	100.00	1	LOT 218 PROSPECTOR POINT R-72
476-320-062-000	A	100.00	100.00	1	LOT 178 CALIFORNIA LEGEND UNIT 3 R-95
477-190-006-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-340-042-000	A	100.00	100.00	1	LOT 112 CALIFORNIA LEGEND UNIT 2R-94
477-130-048-000	A	100.00	100.00	1	LOT 95 PLEASANT GROVE UNIT 3 Q82
477-170-004-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-330-031-000	A	100.00	100.00	1	LOT 221 CALIFORNIA LEGEND UNIT 4 R-96
477-180-018-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-120-008-000	A	100.00	100.00	1	LOT 41 PLEASANT GROVE UNIT 3 Q82
476-360-007-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-054-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-020-000	A	100.00	100.00	1	LOT 147 PROSPECTOR POINT R-72
477-180-036-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-360-025-000	A	100.00	100.00	1	LOT 39 SILVERADO OAKS UNIT 6 PHASE A S-9
476-370-029-000	A	100.00	100.00	1	LOT 218 SILVERADO OAKS UNIT 6 PHASE B S-10
476-330-013-000	A	100.00	100.00	1	LOT 203 CALIFORNIA LEGEND UNIT 4R-96
476-350-046-000	A	100.00	100.00	1	LOT 88 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-064-000	A	100.00	100.00	1	LOT 106 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-058-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-430-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS UNIT 6C T-43
477-010-053-000	A	100.00	100.00	1	LOT 24 PLEASANT GROVE UNIT 3 Q82
476-380-026-000	A	100.00	100.00	1	LOT 157 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-072-000	A	100.00	100.00	1	LOT 118 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-350-028-000	A	100.00	100.00	1	LOT 70 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-008-000	A	100.00	100.00	1	LOT 139 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-010-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-300-033-000	A	100.00	100.00	1	LOT 38 CALIFORNIA LEGEND UNIT 1 R-93
476-300-015-000	A	100.00	100.00	1	LOT 20 CALIFORNIA LEGEND UNIT 1 R-93
476-280-050-000	A	100.00	100.00	1	LOT 122 PROSPECTOR POINT R-72
476-370-034-000	A	100.00	100.00	1	LOT 223 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-072-000	A	100.00	100.00	1	LOT 217 PROSPECTOR POINT MOR BK R PG 72
476-410-031-000	A	100.00	100.00	1	LOT 128 KERRY DOWNS UNIT 2 S-69
477-130-051-000	A	100.00	100.00	1	LOT 98 PLEASANT GROVE UNIT 3 Q82
476-320-083-000	A	100.00	100.00	1	LOT 236 CALIFORNIA LEGEND UNIT 4 R-96
476-290-036-000	A	100.00	100.00	1	LOT 163 PROSPECTOR POINT MOR BK R PG 72
477-180-020-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-033-000	A	100.00	100.00	1	LOT 80 PLEASANT GROVE UNIT 3 Q82
477-160-038-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-420-016-000	A	100.00	100.00	1	LOT 115 KERRY DOWNS UNIT 2 S-69
476-320-047-000	A	100.00	100.00	1	LOT 163 CALIFORNIA LEGEND UNIT 3 R-95
476-380-055-000	A	100.00	100.00	1	LOT 186 SILVERADO OAKS UNIT 6 PHASE B S-10
476-320-065-000	A	100.00	100.00	1	LOT 181 CALIFORNIA LEGEND UNIT 3 R-95
476-290-018-000	A	100.00	100.00	1	LOT 145 PROSPECTOR POINT MOR BK R PG 72
477-130-015-000	A	100.00	100.00	1	LOT 62 PLEASANT GROVE UNIT 3 Q82
477-160-056-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-410-013-000	A	100.00	100.00	1	LOT 89 KERRY DOWNS UNIT 2 S-69
476-380-073-000	A	100.00	100.00	1	LOT 204 SILVERADO OAKS UNIT 6 PHASE B S-10
476-340-032-000	A	100.00	100.00	1	LOT 97 CALIFORNIA LEGEND UNIT 2 R-94
476-350-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS UNIT 6 PHASE A S-9

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-340-014-000	A	100.00	100.00	1	LOT 78 CALIFORNIA LEGEND UNIT 2 R-94
477-151-041-000	A	100.00	100.00	1	LOT 58 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-320-012-000	A	100.00	100.00	1	LOT 128 CALIFORNIA LEGEND UNIT 3 R-95
477-160-021-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-280-049-000	A	100.00	100.00	1	LOT 121 PROSPECTOR POINT R-72
477-151-023-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-310-008-000	A	100.00	100.00	1	LOT 50 CALIFORNIA LEGEND UNIT 1 R-93
477-160-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-370-016-000	A	100.00	100.00	1	LOT 129 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-028-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-290-054-000	A	100.00	100.00	1	LOT 181 PROSPECTOR POINT MOR BK R PG 72
477-151-005-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-380-030-000	A	100.00	100.00	1	LOT 161 SILVERADO OAKS UNIT 6 PHASE B S-10
477-010-056-000	A	100.00	100.00	1	LOT 27 PLEASANT GROVE UNIT 3 Q82
477-180-037-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-012-000	A	100.00	100.00	1	LOT 143 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-019-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-058-000	A	100.00	100.00	1	LOT 105 PLEASANT GROVE UNIT 3 Q82
476-290-079-000	A	100.00	100.00	1	LOT 224 PROSPECTOR POINT MOR BK R PG 72
476-330-043-000	A	100.00	100.00	1	LOT 86 CALIFORNIA LEGEND UNIT 2 R-94
477-180-073-000	A	100.00	100.00	1	LOT 119 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-030-000	A	100.00	100.00	1	LOT 146 CALIFORNIA LEGEND UNIT 3R-95
476-290-001-000	A	100.00	100.00	1	LOT 128 PROSPECTOR POINT MOR R-72
476-430-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS UNIT 6C T-43
477-180-055-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-151-048-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-120-012-000	A	100.00	100.00	1	LOT 45 PLEASANT GROVE UNIT 3 Q82
476-350-027-000	A	100.00	100.00	1	LOT 69 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-041-000	A	100.00	100.00	1	LOT 46 CALIFORNIA LEGEND UNIT 1 R-93
476-340-039-000	A	100.00	100.00	1	LOT 109 CALIFORNIA LEGEND UNIT 2R-94
476-350-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-063-000	A	100.00	100.00	1	LOT 105 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-025-000	A	100.00	100.00	1	LOT 215 CALIFORNIA LEGEND UNIT 4 R-96
476-300-023-000	A	100.00	100.00	1	LOT 28 CALIFORNIA LEGEND UNIT 1 R-93
476-360-013-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-045-000	A	100.00	100.00	1	LOT 87 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-007-000	A	100.00	100.00	1	LOT 197 CALIFORNIA LEGEND UNIT 4 R-96
477-180-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-005-000	A	100.00	100.00	1	LOT 10 CALIFORNIA LEGEND UNIT 1 R-93
476-360-031-000	A	100.00	100.00	1	LOT 45 SILVERADO OAKS UNIT 6 PHASE A S-9
477-141-011-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-320-073-000	A	100.00	100.00	1	LOT 187 CALIFORNIA LEGEND UNIT 4 R-96
477-160-064-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-141-021-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-370-006-000	A	100.00	100.00	1	LOT 119 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-024-000	A	100.00	100.00	1	LOT 213 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-062-000	A	100.00	100.00	1	LOT 189 PROSPECTOR POINT R-72
476-380-047-000	A	100.00	100.00	1	LOT 178 SILVERADO OAKS UNIT 6 PHASE B S-10
476-320-055-000	A	100.00	100.00	1	LOT 171 CALIFORNIA LEGEND UNIT 3 R-95
476-290-026-000	A	100.00	100.00	1	LOT 153 PROSPECTSOR POINT MOR BK R PG 72
476-410-005-000	A	100.00	100.00	1	LOT 81 KERRY DOWNS UNIT 2 S-69
476-290-080-000	A	100.00	100.00	1	LOT 225 PROSPECTOR POINT MOR BK R PG 72
477-141-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-180-030-000	A	100.00	100.00	1	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-065-000	A	100.00	100.00	1	LOT 196 SILVERADO OAKS UNIT 6 PHASE B S-10
477-190-004-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-061-000	A	100.00	100.00	1	LOT 108 PLEASANT GROVE UNIT 3 Q82
476-320-019-000	A	100.00	100.00	1	LOT 135 CALIFORNIA LEGEND UNIT 3 R-95
476-420-006-000	A	100.00	100.00	1	LOT 105 KERRY DOWNS UNIT 2 S-69
477-160-028-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-290-008-000	A	100.00	100.00	1	LOT 135 PROSPECTOR POINT MOR R-72
477-160-046-000	A	100.00	100.00	1	LOT 59 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-043-000	A	100.00	100.00	1	LOT 90 PLEASANT GROVE UNIT 3 Q82
476-320-037-000	A	100.00	100.00	1	LOT 153 CALIFORNIA LEGEND UNIT 3 R-95
476-410-023-000	A	100.00	100.00	1	LOT 99 KERRY DOWNS UNIT 2 S-69

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-430-020-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS UNIT 6C T-43
476-340-004-000	A	100.00	100.00	1	LOT 68 CALIFORNIA LEGEND UNIT 2 R-94
477-130-007-000	A	100.00	100.00	1	LOT 54 PLEASANT GROVE UNIT 3 Q82
477-030-062-000	A	100.00	100.00	1	LOT 7 PLEASANT GROVE UNIT 3 Q82
477-151-031-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-025-000	A	100.00	100.00	1	LOT 72 PLEASANT GROVE UNIT 3 Q82
477-151-013-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-320-002-000	A	100.00	100.00	1	LOT 118 CALIFORNIA LEGEND UNIT 3 R-95
476-340-040-000	A	100.00	100.00	1	LOT 110 CALIFORNIA LEGEND UNIT 2R-94
477-130-068-000	A	100.00	100.00	1	LOT 115 PLEASANT GROVE UNIT 3 Q82
476-340-022-000	A	100.00	100.00	1	LOT 87 CALIFORNIA LEGEND UNIT 2 R-94
476-380-020-000	A	100.00	100.00	1	LOT 151 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-044-000	A	100.00	100.00	1	LOT 171 PROSPECTOR POINT MOR BK R PG 72
476-310-018-000	A	100.00	100.00	1	LOT 60 CALIFORNIA LEGEND UNIT 1 R-93
477-180-065-000	A	100.00	100.00	1	LOT 111 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-046-000	A	100.00	100.00	1	LOT 17 PLEASANT GROVE UNIT 3 Q82
476-380-002-000	A	100.00	100.00	1	LOT 133 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-083-000	A	100.00	100.00	1	LOT 150 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-330-015-000	A	100.00	100.00	1	LOT 205 CALIFORNIA LEGEND UNIT 4 R-96
476-350-053-000	A	100.00	100.00	1	LOT 95 SILVERADO OAKS UNIT 6 PHASE A S-9
477-160-011-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-047-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-069-000	A	100.00	100.00	1	LOT 196 PROSPECTOR POINT R-72
476-320-020-000	A	100.00	100.00	1	LOT 136 CALIFORNIA LEGEND UNIT 3 R-95
476-330-033-000	A	100.00	100.00	1	LOT 223 CALIFORNIA LEGEND UNIT 4 R-96
476-350-071-000	A	100.00	100.00	1	LOT 113 SILVERADO OAKS UNIT 6 PHASE A S-9
476-430-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS UNIT 6C T-43
477-120-002-000	A	100.00	100.00	1	LOT 35 PLEASANT GROVE UNIT 3 Q82
476-360-005-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-031-000	A	100.00	100.00	1	LOT 36 CALIFORNIA LEGEND UNIT 1 R-93
476-430-019-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS UNIT 6C T-43
476-360-023-000	A	100.00	100.00	1	LOT 37 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-013-000	A	100.00	100.00	1	LOT 18 CALIFORNIA LEGEND UNIT 1 MOR R-93
476-280-052-000	A	100.00	100.00	1	LOT 124 PROSPECTOR POINT R-72
476-310-001-000	A	100.00	100.00	1	LOT 1 CALIFORNIA LEGEND UNIT #1 MOR R-93
476-340-029-000	A	100.00	100.00	1	LOT 94 CALIFORNIA LEGEND UNIT 2 R-94
476-350-035-000	A	100.00	100.00	1	LOT 77 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-037-000	A	100.00	100.00	1	LOT 168 SILVERADO OAKS UNIT 6 PHASE B S-10
477-170-006-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-017-000	A	100.00	100.00	1	LOT 59 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-019-000	A	100.00	100.00	1	LOT 150 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-012-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-360-041-000	A	100.00	100.00	1	LOT 55 SILVERADO OAKS UNIT 6 PHASE A S-9
476-420-018-000	A	100.00	100.00	1	LOT 117 KERRY DOWNS UNIT 2 S-69
476-380-057-000	A	100.00	100.00	1	LOT 188 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-016-000	A	100.00	100.00	1	LOT 143 PROSPECTOR POINT MOR BK R PG 72
476-350-068-000	A	100.00	100.00	1	LOT 110 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-011-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-039-000	A	100.00	100.00	1	LOT 170 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-052-000	A	100.00	100.00	1	LOT 179 PROSPECTOR POINT MOR BK R PG 72
477-141-013-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-380-075-000	A	100.00	100.00	1	LOT 206 SILVERADO OAKS UNIT 6 PHASE B S-10
477-151-056-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-070-000	A	100.00	100.00	1	LOT 215 PROSPECTOR POINT MOR BK R PG 72
477-130-053-000	A	100.00	100.00	1	LOT 100 PLEASANT GROVE UNIT 3 Q82
477-151-038-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-035-000	A	100.00	100.00	1	LOT 82 PLEASANT GROVE UNIT 3 Q82
477-160-041-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-151-021-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-320-032-000	A	100.00	100.00	1	LOT 148 CALIFORNIA LEGEND UNIT 3 R-95
476-330-010-000	A	100.00	100.00	1	LOT 200 CALIFORNIA LEGEND UNIT 4R-96
476-370-018-000	A	100.00	100.00	1	LOT 131 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-017-000	A	100.00	100.00	1	LOT 64 PLEASANT GROVE UNIT 3 Q82
476-310-006-000	A	100.00	100.00	1	LOT 48 CALIFORNIA LEGEND UNIT 1 R-93
477-160-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-320-050-000	A	100.00	100.00	1	LOT 166 CALIFORNIA LEGEND UNIT 3 R-95
477-170-001-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-151-003-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-370-036-000	A	100.00	100.00	1	LOT 225 SILVERADO OAKS UNIT 6 PHASE B S-10
477-010-048-000	A	100.00	100.00	1	LOT 19 PLEASANT GROVE UNIT 3 Q82
477-180-029-000	A	100.00	100.00	1	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-410-028-000	A	100.00	100.00	1	LOT 125 KERRY DOWNS UNIT 2 S-69
476-340-012-000	A	100.00	100.00	1	LOT 76 CALIFORNIA LEGEND UNIT 2 R-94
476-320-014-000	A	100.00	100.00	1	LOT 130 CALIFORNIA LEGEND UNIT 3 R-95
476-290-034-000	A	100.00	100.00	1	LOT 161 PROSPECTOR POINT MOR BK R PG 72
477-160-023-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-380-040-000	A	100.00	100.00	1	LOT 171 SILVERADO OAKS UNIT 6 PHASE B S-10
476-350-061-000	A	100.00	100.00	1	LOT 103 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-028-000	A	100.00	100.00	1	LOT 42 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-043-000	A	100.00	100.00	1	LOT 85 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-057-000	A	100.00	100.00	1	LOT 103 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-430-014-000	A	100.00	100.00	1	LOT 14 SILVERADO OAKS UNIT 6C T-43
476-340-030-000	A	100.00	100.00	1	LOT 95 CALIFORNIA LEGEND UNIT 2 R-94
476-380-032-000	A	100.00	100.00	1	LOT 163 SILVERADO OAKS UNIT 6 PHASE B S-10
476-420-001-000	A	100.00	100.00	1	LOT 100 KERRY DOWNS UNIT 2 S-69
476-290-059-000	A	100.00	100.00	1	LOT 186 PROSPECTOR POINT R-72
476-380-014-000	A	100.00	100.00	1	LOT 145 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-001-000	A	100.00	100.00	1	LOT 114 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-075-000	A	100.00	100.00	1	LOT 121 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-038-000	A	100.00	100.00	1	LOT 43 CALIFORNIA LEGEND UNIT 1 R-93
476-290-077-000	A	100.00	100.00	1	LOT 222 PROSPECTOR POINT R-72
476-330-027-000	A	100.00	100.00	1	LOT 217 CALIFORNIA LEGEND UNIT 4R-96
476-300-021-000	A	100.00	100.00	1	LOT 26 CALIFORNIA LEGEND UNIT 1 R-93
476-330-045-000	A	100.00	100.00	1	LOT 102 CALIFORNIA LEGEND UNIT 2 R-94
476-330-009-000	A	100.00	100.00	1	LOT 199 CALIFORNIA LEGEND UNIT 4R-96
477-180-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-160-048-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-410-011-000	A	100.00	100.00	1	LOT 87 KERRY DOWNS UNIT 2 S-69
476-320-039-000	A	100.00	100.00	1	LOT 155 CALIFORNIA LEGEND UNIT 3 R-95
476-300-003-000	A	100.00	100.00	1	LOT 8 CALIFORNIA LEGEND UNIT 1 R-93
477-030-059-000	A	100.00	100.00	1	LOT 4 PLEASANT GROVE UNIT 3 Q82
477-180-040-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-120-014-000	A	100.00	100.00	1	LOT 47 PLEASANT GROVE UNIT 3 Q82
476-350-025-000	A	100.00	100.00	1	LOT 67 SILVERADO OAKS UNIT 6 PHASE A S-9
477-141-031-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-350-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-022-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-041-000	A	100.00	100.00	1	LOT 12 PLEASANT GROVE UNIT 3 Q82
476-380-029-000	A	100.00	100.00	1	LOT 160 SILVERADO OAKS UNIT 6 PHASE B S-10
476-420-008-000	A	100.00	100.00	1	LOT 107 KERRY DOWNS UNIT 2 S-69
476-290-006-000	A	100.00	100.00	1	LOT 133 PROSPECTOR POINT MOR R-72
476-340-019-000	A	100.00	100.00	1	LOT 83 CALIFORNIA LEGEND UNIT 2 R-94
476-290-042-000	A	100.00	100.00	1	LOT 169 PROSPECTOR POINT R-72
476-410-021-000	A	100.00	100.00	1	LOT 97 KERRY DOWNS UNIT 2 S-69
477-141-023-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS UNIT #6 (AMENDED MAP) T-28
476-370-008-000	A	100.00	100.00	1	LOT 121 SILVERADO OAKS UNIT 6 PHASE B S-10
477-160-066-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-075-000	A	100.00	100.00	1	LOT 189 CALIFORNIA LEGEND UNIT 4 R-96
477-151-046-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-060-000	A	100.00	100.00	1	LOT 187 PROSPECTOR POINT MOR BK R PG 72
476-350-058-000	A	100.00	100.00	1	LOT 100 SILVERADO OAKS UNIT 6 PHASE A S-9
476-320-057-000	A	100.00	100.00	1	LOT 173 CALIFORNIA LEGEND UNIT 3 R-95
476-300-011-000	A	100.00	100.00	1	LOT 16 CALIFORNIA LEGEND UNIT 1 R-93
477-141-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-340-037-000	A	100.00	100.00	1	LOT 107 CALIFORNIA LEGEND UNIT 2R-94
477-151-028-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-190-002-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-063-000	A	100.00	100.00	1	LOT 110 PLEASANT GROVE UNIT 3 MOR Q-82
476-320-022-000	A	100.00	100.00	1	LOT 138 CALIFORNIA LEGEND UNIT 3 R-95
477-160-031-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-130-045-000	A	100.00	100.00	1	LOT 92 PLEASANT GROVE UNIT 3 Q82
476-320-040-000	A	100.00	100.00	1	LOT 156 CALIFORNIA LEGEND UNIT 3 R-95
476-310-016-000	A	100.00	100.00	1	LOT 58 CALIFORNIA LEGEND UNIT 1 R-93
477-180-039-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-009-000	A	100.00	100.00	1	LOT 56 PLEASANT GROVE UNIT 3 Q82
477-030-060-000	A	100.00	100.00	1	LOT 5 PLEASANT GROVE UNIT 3 Q82
476-340-002-000	A	100.00	100.00	1	LOT 66 CALIFORNIA LEGEND UNIT 2 R-94
477-151-064-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-370-026-000	A	100.00	100.00	1	LOT 215 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-027-000	A	100.00	100.00	1	LOT 74 PLEASANT GROVE UNIT 3 Q82
476-380-050-000	A	100.00	100.00	1	LOT 181 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-024-000	A	100.00	100.00	1	LOT 151 PROSPECTOR POINT MOR BK R PG 72
477-160-013-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-004-000	A	100.00	100.00	1	LOT 120 CALIFORNIA LEGEND UNIT 3R-95
476-350-033-000	A	100.00	100.00	1	LOT 75 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-015-000	A	100.00	100.00	1	LOT 57 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-038-000	A	100.00	100.00	1	LOT 52 SILVERADO OAKS UNIT 6 PHASE A S-9
476-340-020-000	A	100.00	100.00	1	LOT 84 CALIFORNIA LEGEND UNIT 2 R-94
476-380-022-000	A	100.00	100.00	1	LOT 153 SILVERADO OAKS UNIT 6 PHASE B S-10
476-430-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS UNIT 6C T-43
476-290-049-000	A	100.00	100.00	1	LOT 176 PROSPECTOR POINT MOR BK R PG 72
477-180-085-000	A	100.00	100.00	1	POR LOT 123 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-004-000	A	100.00	100.00	1	LOT 135 SILVERADO OAKS UNIT 6 PHASE B S-10
476-300-028-000	A	100.00	100.00	1	LOT 33 CALIFORNIA LEGEND UNIT 1 R-93
477-151-011-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-350-051-000	A	100.00	100.00	1	LOT 93 SILVERADO OAKS UNIT 6 PHASE A S-9
476-290-067-000	A	100.00	100.00	1	LOT 194 PROSPECTOR POINT MOR BK R PG 72
476-280-054-000	A	100.00	100.00	1	LOT 126 PROSPECTOR POINT R-72
477-170-008-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-330-035-000	A	100.00	100.00	1	LOT 228 CALIFORNIA LEGEND UNIT 4 R-96
477-180-014-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-029-000	A	100.00	100.00	1	LOT 145 CALIFORNIA LEGEND UNIT 3 R-95
477-130-010-000	A	100.00	100.00	1	LOT 57 PLEASANT GROVE UNIT 3 Q82
476-360-003-000	A	100.00	100.00	1	LOT 17 SILVERADO OAKS UNIT 6 PHASE A S-9
477-120-004-000	A	100.00	100.00	1	LOT 37 PLEASANT GROVE UNIT 3 Q82
477-180-050-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-032-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-360-021-000	A	100.00	100.00	1	LOT 35 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-017-000	A	100.00	100.00	1	LOT 207 CALIFORNIA LEGEND UNIT 4 R-96
476-340-027-000	A	100.00	100.00	1	LOT 92 CALIFORNIA LEGEND UNIT 2 R-94
476-310-013-000	A	100.00	100.00	1	LOT 55 CALIFORNIA LEGEND UNIT 1 R-93
476-320-007-000	A	100.00	100.00	1	LOT 123 CALIFORNIA LEGEND UNIT 3R-95
476-340-045-000	A	100.00	100.00	1	LOT 115 CALIFORNIA LEGEND UNIT 2 R-94
477-151-054-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-340-009-000	A	100.00	100.00	1	LOT 73 CALIFORNIA LEGEND UNIT 2 R-94
477-160-016-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-002-000	A	100.00	100.00	1	LOT 49 PLEASANT GROVE UNIT 3 Q82
477-151-036-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-320-025-000	A	100.00	100.00	1	LOT 141 CALIFORNIA LEGEND UNIT 3 R-95
477-151-018-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-350-039-000	A	100.00	100.00	1	LOT 81 SILVERADO OAKS UNIT 6 PHASE A S-9
477-141-024-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-300-001-000	A	100.00	100.00	1	LOT 6 CALIFORNIA LEGEND UNIT 1 R-93
476-370-021-000	A	100.00	100.00	1	LOT 210 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-370-038-000	A	100.00	100.00	1	LOT 227 SILVERADO OAKS UNIT 6 PHASE B S-10
476-410-008-000	A	100.00	100.00	1	LOT 84 KERRY DOWNS UNIT 2 S-69
476-290-076-000	A	100.00	100.00	1	LOT 221 PROSPECTO POINT R-72
476-410-026-000	A	100.00	100.00	1	LOT 123 KERRY DOWNS UNIT 2 S-69
477-190-009-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-041-000	A	100.00	100.00	1	LOT 168 PROSPECTOR POINT R-72
476-370-003-000	A	100.00	100.00	1	LOT 116 SILVERADO OAKS UNIT 6 PHASE B S-10
477-160-070-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-055-000	A	100.00	100.00	1	LOT 102 PLEASANT GROVE UNIT 3 Q82
476-320-043-000	A	100.00	100.00	1	LOT 159 CALIFORNIA LEGEND UNIT 3 R-95

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-160-034-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-037-000	A	100.00	100.00	1	LOT 84 PLEASANT GROVE UNIT 3 Q82
476-420-021-000	A	100.00	100.00	1	LOT 120 KERRY DOWNS UNIT 2 S-69
476-290-023-000	A	100.00	100.00	1	LOT 150 PROSPECTOR POINT MOR BK R PG 72
476-380-051-000	A	100.00	100.00	1	LOT 182 SILVERADO OAKS UNIT 6 PHASE B S-10
476-330-030-000	A	100.00	100.00	1	LOT 220 CALIFORNIA LEGEND UNIT 4 R-96
477-180-058-000	A	100.00	100.00	1	LOT 104 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-061-000	A	100.00	100.00	1	LOT 177 CALIFORNIA LEGEND UNIT 3 R-95
477-130-019-000	A	100.00	100.00	1	LOT 66 PLEASANT GROVE UNIT 3 Q82
477-010-059-000	A	100.00	100.00	1	LOT 30 PLEASANT GROVE UNIT 3 Q82
476-420-003-000	A	100.00	100.00	1	LOT 102 KERRY DOWNS UNIT 2 S-69
476-290-005-000	A	100.00	100.00	1	LOT 132 PROSPECTOR POINT MOR R-72
477-160-052-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-014-000	A	100.00	100.00	1	LOT 14 SILVERADO OAKS UNIT 6 PHASE A S-9
476-340-010-000	A	100.00	100.00	1	LOT 74 CALIFORNIA LEGEND UNIT 2 R-94
477-120-007-000	A	100.00	100.00	1	LOT 40 PLEASANT GROVE UNIT 3 Q82
476-300-036-000	A	100.00	100.00	1	LOT 41 CALIFORNIA LEGEND UNIT 1 R-93
476-360-008-000	A	100.00	100.00	1	LOT 22 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-026-000	A	100.00	100.00	1	LOT 40 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-018-000	A	100.00	100.00	1	LOT 23 CALIFORNIA LEGEND UNIT 1 R-93
476-350-050-000	A	100.00	100.00	1	LOT 92 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-012-000	A	100.00	100.00	1	LOT 202 CALIFORNIA LEGEND UNIT 4R-96
476-350-032-000	A	100.00	100.00	1	LOT 74 SILVERADO OAKS UNIT 6 PHASE A S-9
477-170-003-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-290-048-000	A	100.00	100.00	1	LOT 175 PROSPECTO POINT BK R PG 72
477-151-001-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-380-025-000	A	100.00	100.00	1	LOT 156 SILVERADO OAKS UNIT 6 PHASE B S-10
477-010-052-000	A	100.00	100.00	1	LOT 23 PLEASANT GROVE UNIT 3 Q82
477-180-033-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-015-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-160-059-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-068-000	A	100.00	100.00	1	LOT 184 CALIFORNIA LEGEND UNIT 3 R-95
476-380-007-000	A	100.00	100.00	1	LOT 138 SILVERADO OAKS UNIT 6 PHASE B S-10
476-430-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS UNIT 6C T-43
476-330-047-000	A	100.00	100.00	1	LOT 104 CALIFORNIA LEGEND UNIT 2 R-94
476-380-058-000	A	100.00	100.00	1	LOT 189 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-051-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-020-000	A	100.00	100.00	1	LOT 67 PLEASANT GROVE UNIT 3 Q82
477-151-044-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-012-000	A	100.00	100.00	1	LOT 59 PLEASANT GROVE UNIT 3 Q82
476-360-001-000	A	100.00	100.00	1	LOT 15 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-062-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-340-035-000	A	100.00	100.00	1	LOT 100 CALIFORNIA LEGEND UNIT 2R-94
477-151-026-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-310-005-000	A	100.00	100.00	1	LOT 5 CALIFORNIA LEGEND UNIT 1 R-93
477-160-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-151-008-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-350-029-000	A	100.00	100.00	1	LOT 71 SILVERADO OAKS UNIT 6 PHASE A S-9
476-340-017-000	A	100.00	100.00	1	LOT 81 CALIFORNIA LEGEND UNIT 2 R-94
477-160-060-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-410-036-000	A	100.00	100.00	1	POR LOT 78 KERRY DOWNS UNIT 2 S-69
476-290-031-000	A	100.00	100.00	1	LOT 158 PROSPECSTOR POINT MOR BK R PG 72
476-320-051-000	A	100.00	100.00	1	LOT 167 CALIFORNIA LEGEND UNIT 3 R-95
476-410-018-000	A	100.00	100.00	1	LOT 94 KERRY DOWNS UNIT 2 S-69
476-290-066-000	A	100.00	100.00	1	LOT 193 PROSPECTOR POINT R-72
476-380-043-000	A	100.00	100.00	1	LOT 174 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-028-000	A	100.00	100.00	1	LOT 217 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-016-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-170-011-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-290-013-000	A	100.00	100.00	1	LOT 140 PROSPECTOR POINT MOR BK R PG 72
476-330-020-000	A	100.00	100.00	1	LOT 210 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
476-290-084-000	A	100.00	100.00	1	LOT 229 PROSPECTOR POINT R-72
476-380-061-000	A	100.00	100.00	1	LOT 192 SILVERADO OAKS UNIT 6 PHASE B S-10
476-320-015-000	A	100.00	100.00	1	LOT 131 CALIFORNIA LEGEND UNIT 3 R-95
477-160-024-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-130-047-000	A	100.00	100.00	1	LOT 94 PLEASANT GROVE UNIT 3 Q-82
477-160-042-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-068-000	A	100.00	100.00	1	LOT 114 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-049-000	A	100.00	100.00	1	LOT 20 PLEASANT GROVE UNIT 3 Q82
476-320-033-000	A	100.00	100.00	1	LOT 149 CALIFORNIA LEGEND UNIT 3 R-95
476-430-015-000	A	100.00	100.00	1	LOT 15 SILVERADO OAKS UNIT 6C T-43
476-420-011-000	A	100.00	100.00	1	LOT 110 KERRY DOWNS UNIT 2 S-69
476-300-026-000	A	100.00	100.00	1	LOT 31 CALIFORNIA LEGEND UNIT 1 R-93
476-350-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-018-000	A	100.00	100.00	1	LOT 32 SILVERADO OAKS UNIT 6 PHASE A S-9
477-130-065-000	A	100.00	100.00	1	LOT 112 PLEASANT GROVE UNIT 3 Q82
476-350-040-000	A	100.00	100.00	1	LOT 82 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-002-000	A	100.00	100.00	1	LOT 192 CALIFORNIA LEGEND UNIT 4 R-96
477-180-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-008-000	A	100.00	100.00	1	LOT 13 CALIFORNIA LEGEND UNIT 1 R-93
477-180-025-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-033-000	A	100.00	100.00	1	LOT 164 SILVERADO OAKS UNIT 6 PHASE B S-10
476-360-036-000	A	100.00	100.00	1	LOT 50 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-022-000	A	100.00	100.00	1	LOT 64 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-015-000	A	100.00	100.00	1	LOT 146 SILVERADO OAKS UNIT 6 PHASE B S-10
477-160-049-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-061-000	A	100.00	100.00	1	LOT 107 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-058-000	A	100.00	100.00	1	LOT 174 CALIFORNIA LEGEND UNIT 3 R-95
476-370-011-000	A	100.00	100.00	1	LOT 124 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-034-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-010-042-000	A	100.00	100.00	1	LOT 13 PLEASANT GROVE UNIT 3 Q82
477-160-067-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-043-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-350-057-000	A	100.00	100.00	1	LOT 99 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-019-000	A	100.00	100.00	1	LOT 209 CALIFORNIA LEGEND UNIT 4 R-96
476-380-068-000	A	100.00	100.00	1	LOT 199 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-030-000	A	100.00	100.00	1	LOT 77 PLEASANT GROVE UNIT 3 Q82
476-330-037-000	A	100.00	100.00	1	LOT 230 CALIFORNIA LEGEND UNIT 4 R-96
477-120-015-000	A	100.00	100.00	1	LOT 117 PLEASANT GROVE UNIT 3 Q82
477-010-060-000	A	100.00	100.00	1	LOT 31 PLEASANT GROVE UNIT 3 Q82
477-160-036-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-045-000	A	100.00	100.00	1	LOT 161 CALIFORNIA LEGEND UNIT 3 R-95
477-151-016-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-040-000	A	100.00	100.00	1	LOT 87 PLEASANT GROVE UNIT 3 Q82
476-320-063-000	A	100.00	100.00	1	LOT 179 CALIFORNIA LEGEND UNIT 3 R-95
476-330-039-000	A	100.00	100.00	1	LOT 232 CALIFORNIA LEGEND UNIT 4 R-96
477-030-056-000	A	100.00	100.00	1	LOT 1 PLEASANT GROVE UNIT 3 Q82
476-370-023-000	A	100.00	100.00	1	LOT 212 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-022-000	A	100.00	100.00	1	LOT 69 PLEASANT GROVE UNIT 3 Q82
477-160-054-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-340-025-000	A	100.00	100.00	1	LOT 90 CALIFORNIA LEGEND UNIT 2 R-94
476-320-009-000	A	100.00	100.00	1	LOT 125 CALIFORNIA LEGEND UNIT 3 R-95
476-410-024-000	A	100.00	100.00	1	LOT 121 KERRY DOWNS UNIT 2 S-69
477-120-010-000	A	100.00	100.00	1	LOT 43 PLEASANT GROVE UNIT 3 Q82
476-340-007-000	A	100.00	100.00	1	LOT 71 CALIFORNIA LEGEND UNIT 2 R-94
477-160-018-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-130-004-000	A	100.00	100.00	1	LOT 51 PLEASANT GROVE UNIT 3 Q82
476-410-042-000	A	100.00	100.00	1	POR PCL 2 LOT 80 KERRY DOWNS UNIT #2 MOR S-69
476-290-038-000	A	100.00	100.00	1	LOT 165 PROSPECTOR POINT MOR BK R PG 72
476-320-027-000	A	100.00	100.00	1	LOT 143 CALIFORNIA LEGEND UNIT 3 R-95
476-380-053-000	A	100.00	100.00	1	LOT 184 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-078-000	A	100.00	100.00	1	LOT 124 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-021-000	A	100.00	100.00	1	LOT 148 PROSPECTOR POINT MOR BK R PG 72
476-290-056-000	A	100.00	100.00	1	LOT 183 PROSPECTOR POINT MOR BK R PG 72
476-350-030-000	A	100.00	100.00	1	LOT 72 SILVERADO OAKS UNIT 6 PHASE A S-9
477-141-026-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-420-005-000	A	100.00	100.00	1	LOT 104 KERRY DOWNS UNIT 2 S-69
476-290-003-000	A	100.00	100.00	1	LOT 130 PROSPECTOR POINT R-72
476-430-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS UNIT 6C T-43
476-380-071-000	A	100.00	100.00	1	LOT 202 SILVERADO OAKS UNIT 6 PHASE B S-10

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-141-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-410-006-000	A	100.00	100.00	1	LOT 82 KERRY DOWNS UNIT 2 S-69
477-151-052-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-074-000	A	100.00	100.00	1	LOT 219 PROSPECTOR POINT MOR BK R PG 72
476-380-010-000	A	100.00	100.00	1	LOT 141 SILVERADO OAKS UNIT 6 PHASE B S-10
477-190-007-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-340-043-000	A	100.00	100.00	1	LOT 113 CALIFORNIA LEGEND UNIT 2R-94
476-370-005-000	A	100.00	100.00	1	LOT 118 SILVERADO OAKS UNIT 6 PHASE B S-10
476-320-081-000	A	100.00	100.00	1	LOT 234 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
477-151-034-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-057-000	A	100.00	100.00	1	LOT 104 PLEASANT GROVE UNIT 3 Q82
476-330-032-000	A	100.00	100.00	1	LOT 222 CALIFORNIA LEGEND UNIT 4 R-96
476-300-016-000	A	100.00	100.00	1	LOT 21 CALIFORNIA LEGEND UNIT 1 R-93
477-130-029-000	A	100.00	100.00	1	LOT 76 PLEASANT GROVE UNIT 3 Q82
476-330-014-000	A	100.00	100.00	1	LOT 204 CALIFORNIA LEGEND UNIT 4 R-96
477-160-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-005-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-010-054-000	A	100.00	100.00	1	LOT 25 PLEASANT GROVE UNIT 3 Q82
477-151-059-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-350-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-035-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-017-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-120-009-000	A	100.00	100.00	1	LOT 42 PLEASANT GROVE UNIT 3 Q82
476-320-010-000	A	100.00	100.00	1	LOT 126 CALIFORNIA LEGEND UNIT 3 R-95
476-360-006-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-024-000	A	100.00	100.00	1	LOT 38 SILVERADO OAKS UNIT 6 PHASE A S-9
476-430-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS UNIT 6C T-43
477-180-071-000	A	100.00	100.00	1	LOT 117 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-360-042-000	A	100.00	100.00	1	LOT 56 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-047-000	A	100.00	100.00	1	LOT 89 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-053-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-380-027-000	A	100.00	100.00	1	LOT 158 SILVERADO OAKS UNIT 6 PHASE B S-10
476-310-011-000	A	100.00	100.00	1	LOT 53 CALIFORNIA LEGEND UNIT 1 R-93
476-350-065-000	A	100.00	100.00	1	LOT 107 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-034-000	A	100.00	100.00	1	LOT 39 CALIFORNIA LEGEND UNIT 1 R-93
476-380-009-000	A	100.00	100.00	1	LOT 140 SILVERADO OAKS UNIT 6 PHASE B S-10
476-310-003-000	A	100.00	100.00	1	LOT 3 CALIFORNIA LEGEND UNIT 1 R-93
476-320-017-000	A	100.00	100.00	1	LOT 133 CALIFORNIA LEGEND UNIT 3 R-95
477-160-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-026-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-050-000	A	100.00	100.00	1	LOT 97 PLEASANT GROVE UNIT 3 Q82
477-151-006-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-130-032-000	A	100.00	100.00	1	LOT 79 PLEASANT GROVE UNIT 3 Q82
476-310-021-000	A	100.00	100.00	1	LOT 63 CALIFORNIA LEGEND UNIT 1 R-93
477-160-044-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-010-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-320-035-000	A	100.00	100.00	1	LOT 151 CALIFORNIA LEGEND UNIT 3 R-95
476-370-013-000	A	100.00	100.00	1	LOT 126 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-014-000	A	100.00	100.00	1	LOT 61 PLEASANT GROVE UNIT 3 Q82
476-330-029-000	A	100.00	100.00	1	LOT 219 CALIFORNIA LEGEND UNIT 4 R-96
476-380-045-000	A	100.00	100.00	1	LOT 176 SILVERADO OAKS UNIT 6 PHASE B S-10
477-030-064-000	A	100.00	100.00	1	LOT 9 PLEASANT GROVE UNIT 3 Q82
477-151-060-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-028-000	A	100.00	100.00	1	LOT 155 PROSPECTOR POINT MOR BK R PG 72
476-370-031-000	A	100.00	100.00	1	LOT 220 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-063-000	A	100.00	100.00	1	LOT 194 SILVERADO OAKS UNIT 6 PHASE B S-10
476-340-015-000	A	100.00	100.00	1	LOT 79 CALIFORNIA LEGEND UNIT 2 R-94
476-350-020-000	A	100.00	100.00	1	LOT 62 SILVERADO OAKS UNIT 6 PHASE A S-9
476-290-046-000	A	100.00	100.00	1	LOT 173 PROSPECTOR POINT MOR BK R PG 72
477-160-062-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-071-000	A	100.00	100.00	1	LOT 185 CALIFORNIA LEGEND UNIT 4 R-96
477-151-042-000	A	100.00	100.00	1	LOT 59 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-064-000	A	100.00	100.00	1	LOT 191 PROSPECTOR POINT MOR BK R PG 72
476-320-053-000	A	100.00	100.00	1	LOT 169 CALIFORNIA LEGEND UNIT 3 R-95
476-410-016-000	A	100.00	100.00	1	LOT 92 KERRY DOWNS UNIT 2 S-69

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-141-018-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-420-013-000	A	100.00	100.00	1	LOT 112 KERRY DOWNS UNIT 2 S-69
476-340-033-000	A	100.00	100.00	1	LOT 98 CALIFORNIA LEGEND UNIT 2 R-94
476-290-082-000	A	100.00	100.00	1	LOT 227 PROSPECTOR POINT MOR BK R PG 72
477-151-024-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-180-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-330-004-000	A	100.00	100.00	1	LOT 194 CALIFORNIA LEGEND UNIT 4 R-96
477-180-027-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-006-000	A	100.00	100.00	1	LOT 11 CALIFORNIA LEGEND UNIT 1 R-93
477-130-039-000	A	100.00	100.00	1	LOT 86 PLEASANT GROVE UNIT 3 Q82
477-120-017-000	A	100.00	100.00	1	LOT 119 PLEASANT GROVE UNIT 3 Q82
477-180-063-000	A	100.00	100.00	1	LOT 109 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-044-000	A	100.00	100.00	1	LOT15 PLEASANT GROVE UNIT 3 Q82
476-290-011-000	A	100.00	100.00	1	LOT 138 PROSPECTOR POINT MOR BK R PG 72
476-350-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-022-000	A	100.00	100.00	1	LOT 212 CALIFORNIA LEGEND UNIT 4 R-96
477-170-013-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-360-016-000	A	100.00	100.00	1	LOT 30 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-045-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-350-037-000	A	100.00	100.00	1	LOT 79 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-034-000	A	100.00	100.00	1	LOT 48 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-035-000	A	100.00	100.00	1	LOT 166 SILVERADO OAKS UNIT 6 PHASE B S-10
476-350-019-000	A	100.00	100.00	1	LOT 61 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-049-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-010-062-000	A	100.00	100.00	1	LOT 33 PLEASANT GROVE UNIT 3 Q82
476-320-078-000	A	100.00	100.00	1	LOT 226 CALIFORNIA LEGEND UNIT 4 R-96
476-380-017-000	A	100.00	100.00	1	LOT 148 SILVERADO OAKS UNIT 6 PHASE B S-10
476-300-042-000	A	100.00	100.00	1	LOT 47 CALIFORNIA LEGEND UNIT 1 R-93
476-430-017-000	A	100.00	100.00	1	LOT 17 SILVERADO OAKS UNIT 6C T-43
477-180-081-000	A	100.00	100.00	1	LOT 127 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-024-000	A	100.00	100.00	1	LOT 29 CALIFORNIA LEGEND UNIT 1 R-93
477-141-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-160-069-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-055-000	A	100.00	100.00	1	LOT 97 SILVERADO OAKS UNIT 6 PHASE A S-9
477-141-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-290-081-000	A	100.00	100.00	1	LOT 226 PROSPECTOR POINT R-72
477-190-005-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-011-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-410-022-000	A	100.00	100.00	1	LOT 98 KERRY DOWNS UNIT 2 S-69
476-320-074-000	A	100.00	100.00	1	LOT 188 CALIFORNIA LEGEND UNIT 4 R-96
477-130-060-000	A	100.00	100.00	1	LOT 107 PLEASANT GROVE UNIT 3 Q82
476-370-007-000	A	100.00	100.00	1	LOT 120 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-046-000	A	100.00	100.00	1	LOT 177 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-027-000	A	100.00	100.00	1	LOT 154 PROSPECTOR POINT MOR BK R PG 72
477-160-047-000	A	100.00	100.00	1	LOT 60 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-042-000	A	100.00	100.00	1	LOT 89 PLEASANT GROVE UNIT 3 Q82
476-320-038-000	A	100.00	100.00	1	LOT 154 CALIFORNIA LEGEND UNIT 3 R-95
476-380-064-000	A	100.00	100.00	1	LOT 195 SILVERADO OAKS UNIT 6 PHASE B S-10
477-160-065-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-024-000	A	100.00	100.00	1	LOT 71 PLEASANT GROVE UNIT 3 Q82
476-420-007-000	A	100.00	100.00	1	LOT 106 KERRY DOWNS UNIT 2 S-69
477-030-063-000	A	100.00	100.00	1	LOT 8 PLEASANT GROVE UNIT 3 Q82
476-320-056-000	A	100.00	100.00	1	LOT 172 CALIFORNIA LEGEND UNIT 3 R-95
476-290-009-000	A	100.00	100.00	1	LOT 136 PROSPECTOR POINT MOR BK R PG 72
476-340-023-000	A	100.00	100.00	1	LOT 88 CALIFORNIA LEGEND UNIT 2 R-94
476-350-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-050-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-300-039-000	A	100.00	100.00	1	LOT 44 CALIFORNIA LEGEND UNIT 1 R-93
476-320-003-000	A	100.00	100.00	1	LOT 119 CALIFORNIA LEGEND UNIT 3R-95
476-340-041-000	A	100.00	100.00	1	LOT 111 CALIFORNIA LEGEND UNIT 2R-94
476-310-017-000	A	100.00	100.00	1	LOT 59 CALIFORNIA LEGEND UNIT 1 R-93
476-340-005-000	A	100.00	100.00	1	LOT 69 CALIFORNIA LEGEND UNIT 2 R-94
477-130-006-000	A	100.00	100.00	1	LOT 53 PLEASANT GROVE UNIT 3 Q82
476-320-021-000	A	100.00	100.00	1	LOT 137 CALIFORNIA LEGEND UNIT 3 R-95
477-151-032-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-151-014-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-160-012-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-290-045-000	A	100.00	100.00	1	LOT 172 PROSPECTOR POINT MOR BK R PG 72
476-360-029-000	A	100.00	100.00	1	LOT 43 SILVERADO OAKS UNIT 6 PHASE A S-9
476-290-063-000	A	100.00	100.00	1	LOT 190 PROSPECTOR POINT R-72
477-130-067-000	A	100.00	100.00	1	LOT 114 PLEASANT GROVE UNIT 3 Q82
477-141-019-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-370-025-000	A	100.00	100.00	1	LOT 214 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-021-000	A	100.00	100.00	1	LOT 152 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-046-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-049-000	A	100.00	100.00	1	LOT 96 PLEASANT GROVE UNIT 3 Q82
476-410-029-000	A	100.00	100.00	1	LOT 126 KERRY DOWNS UNIT 2 S-69
477-180-028-000	A	100.00	100.00	1	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-047-000	A	100.00	100.00	1	LOT 18 PLEASANT GROVE UNIT 3 Q82
476-380-003-000	A	100.00	100.00	1	LOT 134 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-082-000	A	100.00	100.00	1	LOT 149 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-010-000	A	100.00	100.00	1	LOT 137 PROSPECTOR POINT R-72
477-160-030-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS UNIT#7 PHASE A MOR R 74
476-330-034-000	A	100.00	100.00	1	LOT 224 CALIFORNIA LEGEND UNIT 4 R-96
476-430-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS UNIT 6C T-43
477-180-064-000	A	100.00	100.00	1	LOT 110 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-430-021-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS UNIT 6C T-43
476-350-018-000	A	100.00	100.00	1	LOT 60 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-039-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-360-004-000	A	100.00	100.00	1	LOT 18 SILVERADO OAKS UNIT 6 PHASE A S-9
477-120-003-000	A	100.00	100.00	1	LOT 36 PLEASANT GROVE UNIT 3 Q-82
476-300-032-000	A	100.00	100.00	1	LOT 37 CALIFORNIA LEGEND UNIT 1 R-93
476-300-014-000	A	100.00	100.00	1	LOT 19 CALIFORNIA LEGEND UNIT 1 R-93
476-360-022-000	A	100.00	100.00	1	LOT 36 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-054-000	A	100.00	100.00	1	LOT 96 SILVERADO OAKS UNIT 6 PHASE A S-9
476-280-051-000	A	100.00	100.00	1	LOT 123 PROSPECTOR POINT R-72
476-330-016-000	A	100.00	100.00	1	LOT 206 CALIFORNIA LEGEND UNIT 4 R-96
476-360-040-000	A	100.00	100.00	1	LOT 54 SILVERADO OAKS UNIT 6 PHASE A S-9
477-141-020-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-350-036-000	A	100.00	100.00	1	LOT 78 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-038-000	A	100.00	100.00	1	LOT 169 SILVERADO OAKS UNIT 6 PHASE B S-10
477-170-007-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS UNIT #7 PHASE A R-74
476-370-015-000	A	100.00	100.00	1	LOT 128 SILVERADO OAKS UNIT 6 PHASE B S-10
477-141-030-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-290-053-000	A	100.00	100.00	1	LOT 180 PROSPECTOR POINT MOR BK R PG 72
477-160-055-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-141-012-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-320-082-000	A	100.00	100.00	1	LOT 235 CALIFORNIA LEGEND UNIT 4 R-96
476-410-014-000	A	100.00	100.00	1	LOT 90 KERRY DOWNS UNIT 2 S-69
476-290-035-000	A	100.00	100.00	1	LOT 162 PROSPECTOR POINT MOR BK R PG 72
476-370-033-000	A	100.00	100.00	1	LOT 222 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-056-000	A	100.00	100.00	1	LOT 187 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-017-000	A	100.00	100.00	1	LOT 144 PROSPECTOR POINT MOR BK R PG 72
476-290-071-000	A	100.00	100.00	1	LOT 216 PROSPECTOR POINT MOR BK R PG 72
476-320-064-000	A	100.00	100.00	1	LOT 180 CALIFORNIA LEGEND UNIT 3 R-95
477-160-019-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-052-000	A	100.00	100.00	1	LOT 99 PLEASANT GROVE UNIT 3 Q82
476-320-028-000	A	100.00	100.00	1	LOT 144 CALIFORNIA LEGEND UNIT 3 R-95
476-380-074-000	A	100.00	100.00	1	LOT 205 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-034-000	A	100.00	100.00	1	LOT 81 PLEASANT GROVE UNIT 3 MOR BK Q PG 82
477-160-037-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-046-000	A	100.00	100.00	1	LOT 162 CALIFORNIA LEGEND UNIT 3 R-95
476-350-069-000	A	100.00	100.00	1	LOT 111 SILVERADO OAKS UNIT 6 PHASE A S-9
477-120-011-000	A	100.00	100.00	1	LOT 44 PLEASANT GROVE UNIT 3 Q82
477-151-057-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-300-029-000	A	100.00	100.00	1	LOT 34 CALIFORNIA LEGEND UNIT 1 R-93
477-130-016-000	A	100.00	100.00	1	LOT 63 PLEASANT GROVE UNIT 3 Q82
477-151-040-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-430-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS UNIT 6C T-43
476-420-015-000	A	100.00	100.00	1	LOT 114 KERRY DOWNS UNIT 2 S-69

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-151-022-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-360-039-000	A	100.00	100.00	1	LOT 53 SILVERADO OAKS UNIT 6 PHASE A S-9
477-160-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-310-009-000	A	100.00	100.00	1	LOT 51 CALIFORNIA LEGEND UNIT 1 R-93
476-340-031-000	A	100.00	100.00	1	LOT 96 CALIFORNIA LEGEND UNIT 2 R-94
477-151-004-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-380-011-000	A	100.00	100.00	1	LOT 142 SILVERADO OAKS UNIT 6 PHASE B S-10
476-340-013-000	A	100.00	100.00	1	LOT 77 CALIFORNIA LEGEND UNIT 2 R-94
477-180-056-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-330-024-000	A	100.00	100.00	1	LOT 214 CALIFORNIA LEGEND UNIT 4 R-96
476-410-039-000	A	100.00	100.00	1	POR LOT 79 KERRY DOWN UNIT 2 S-69
477-180-038-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-059-000	A	100.00	100.00	1	LOT 106 PLEASANT GROVE UNIT 3 Q82
476-320-011-000	A	100.00	100.00	1	LOT 127 CALIFORNIA LEGEND UNIT 3R-95
476-290-078-000	A	100.00	100.00	1	LOT 223 PROSPECTOR POINT MOR BK R PG 72
477-160-020-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-062-000	A	100.00	100.00	1	LOT 104 SILVERADO OAKS UNIT 6 PHASE A S-9
477-010-055-000	A	100.00	100.00	1	LOT 26 PLEASANT GROVE UNIT 3 Q82
477-180-074-000	A	100.00	100.00	1	LOT 120 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-040-000	A	100.00	100.00	1	LOT 45 CALIFORNIA LEGEND UNIT 1 R-93
476-350-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-029-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-300-022-000	A	100.00	100.00	1	LOT 27 CALIFORNIA LEGEND UNIT 1 R-93
476-360-014-000	A	100.00	100.00	1	LOT 28 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-330-006-000	A	100.00	100.00	1	LOT 196 CALIFORNIA LEGEND UNIT 4 R-96
476-350-044-000	A	100.00	100.00	1	LOT 86 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-032-000	A	100.00	100.00	1	LOT 46 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-021-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-004-000	A	100.00	100.00	1	LOT 9 CALIFORNIA LEGEND UNIT 1 R-93
476-380-028-000	A	100.00	100.00	1	LOT 159 SILVERADO OAKS UNIT 6 PHASE B S-10
476-310-010-000	A	100.00	100.00	1	LOT 52 CALIFORNIA LEGEND UNIT 1 R-93
476-350-026-000	A	100.00	100.00	1	LOT 68 SILVERADO OAKS UNIT 6 PHASE A S-9
476-290-025-000	A	100.00	100.00	1	LOT 152 PROSPECTOR POINT MOR BK R PG 72
476-360-020-000	A	100.00	100.00	1	LOT 34 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-066-000	A	100.00	100.00	1	LOT 197 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-043-000	A	100.00	100.00	1	LOT 170 PROSPECTOR POINT MOR BK R PG 72
477-141-022-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-290-061-000	A	100.00	100.00	1	LOT 188 PROSPECTOR POINT MOR BK R PG 72
476-420-009-000	A	100.00	100.00	1	LOT 108 KERRY DOWNS UNIT 2 S-69
476-290-007-000	A	100.00	100.00	1	LOT 134 PROSPECTOR POINT MOR R-72
476-340-038-000	A	100.00	100.00	1	LOT 108 CALIFORNIA LEGEND UNIT 2R-94
477-141-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-310-015-000	A	100.00	100.00	1	LOT 57 CALIFORNIA LEGEND UNIT 1 R-93
477-190-003-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-130-062-000	A	100.00	100.00	1	LOT 109 PLEASANT GROVE UNIT 3 Q82
476-320-076-000	A	100.00	100.00	1	LOT 190 CALIFORNIA LEGEND UNIT 4 R-96
476-370-009-000	A	100.00	100.00	1	LOT 122 SILVERADO OAKS UNIT 6 PHASE B S-10
477-151-047-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-300-030-000	A	100.00	100.00	1	LOT 35 CALIFORNIA LEGEND UNIT 1 R-93
476-350-059-000	A	100.00	100.00	1	LOT 101 SILVERADO OAKS UNIT 6 PHASE A S-9
477-160-032-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-010-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-041-000	A	100.00	100.00	1	LOT 157 CALIFORNIA LEGEND UNIT 3 R-95
477-130-044-000	A	100.00	100.00	1	LOT 91 PLEASANT GROVE UNIT 3 Q82
477-151-012-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-330-001-000	A	100.00	100.00	1	LOT 191 CALIFORNIA LEGEND UNIT 4 R-96
477-130-069-000	A	100.00	100.00	1	LOT 116 PLEASANT GROVE UNIT 3 Q82
477-151-065-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-030-061-000	A	100.00	100.00	1	LOT 6 PLEASANT GROVE UNIT 3 Q82
477-160-050-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-370-027-000	A	100.00	100.00	1	LOT 216 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-026-000	A	100.00	100.00	1	LOT 73 PLEASANT GROVE UNIT 3 Q82
476-410-019-000	A	100.00	100.00	1	LOT 95 KERRY DOWNS UNIT 2 S-69
476-340-021-000	A	100.00	100.00	1	LOT 85 CALIFORNIA LEGEND UNIT 2 R-94

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-010-039-000	A	100.00	100.00	1	LOT 10 PLEASANT GROVE UNIT 3 Q82
476-320-005-000	A	100.00	100.00	1	LOT 121 CALIFORNIA LEGEND UNIT 3R-95
477-160-014-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-008-000	A	100.00	100.00	1	LOT 55 PLEASANT GROVE UNIT 3 Q82
477-141-029-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-320-023-000	A	100.00	100.00	1	LOT 139 CALIFORNIA LEGEND UNIT 3 R-95
476-340-003-000	A	100.00	100.00	1	LOT 67 CALIFORNIA LEGEND UNIT 2 R-94
476-430-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS UNIT 6C T-43
476-360-037-000	A	100.00	100.00	1	LOT 51 SILVERADO OAKS UNIT 6 PHASE A S-9
476-420-010-000	A	100.00	100.00	1	LOT 109 KERRY DOWNS UNIT 2 S-69
476-350-070-000	A	100.00	100.00	1	LOT 112 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-052-000	A	100.00	100.00	1	LOT 94 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-019-000	A	100.00	100.00	1	LOT 33 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-066-000	A	100.00	100.00	1	LOT 112 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-350-034-000	A	100.00	100.00	1	LOT 76 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-023-000	A	100.00	100.00	1	LOT 154 SILVERADO OAKS UNIT 6 PHASE B S-10
476-290-068-000	A	100.00	100.00	1	LOT 195 PROSPECTOR POINT MOR BK R PG 72
476-380-005-000	A	100.00	100.00	1	LOT 136 SILVERADO OAKS UNIT 6 PHASE B S-10
477-151-030-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-300-012-000	A	100.00	100.00	1	LOT 17 CALIFORNIA LEGEND UNIT 1 R-93
476-330-036-000	A	100.00	100.00	1	LOT 229 CALIFORNIA LEGEND UNIT 4 R-96
476-330-018-000	A	100.00	100.00	1	LOT 208 CALIFORNIA LEGEND UNIT 4 R-96
476-280-053-000	A	100.00	100.00	1	LOT 125 PROSPECTOR POINT R-72
476-370-010-000	A	100.00	100.00	1	LOT 123 SILVERADO OAKS UNIT 6 PHASE B S-10
476-320-048-000	A	100.00	100.00	1	LOT 164 CALIFORNIA LEGEND UNIT 3 R-95
477-160-039-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-009-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-016-000	A	100.00	100.00	1	LOT 58 SILVERADO OAKS UNIT 6 PHASE A S-9
477-180-031-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-010-050-000	A	100.00	100.00	1	LOT 21 PLEASANT GROVE UNIT 3 Q82
477-180-013-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-410-020-000	A	100.00	100.00	1	LOT 96 KERRY DOWNS UNIT 2 S-69
476-360-002-000	A	100.00	100.00	1	LOT 16 SILVERADO OAKS UNIT 6 PHASE A S-9
477-120-005-000	A	100.00	100.00	1	LOT 38 PLEASANT GROVE UNIT 3 Q82
476-360-030-000	A	100.00	100.00	1	LOT 44 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-076-000	A	100.00	100.00	1	LOT 207 SILVERADO OAKS UNIT 6 PHASE B S-10
476-340-028-000	A	100.00	100.00	1	LOT 93 CALIFORNIA LEGEND UNIT 2 R-94
476-350-067-000	A	100.00	100.00	1	LOT 109 SILVERADO OAKS UNIT 6 PHASE A S-9
477-151-055-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-290-051-000	A	100.00	100.00	1	LOT 178 PROSPECTOR POINT R-72
477-141-014-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-410-012-000	A	100.00	100.00	1	LOT 88 KERRY DOWNS UNIT 2 S-69
477-151-037-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-160-057-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-350-049-000	A	100.00	100.00	1	LOT 91 SILVERADO OAKS UNIT 6 PHASE A S-9
476-420-017-000	A	100.00	100.00	1	LOT 116 KERRY DOWNS UNIT 2 S-69
477-151-019-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-340-046-000	A	100.00	100.00	1	LOT 116 CALIFORNIA LEGEND UNIT 2 MOR R-94
476-300-020-000	A	100.00	100.00	1	LOT 25 CALIFORNIA LEGEND UNIT 1 R-93
476-320-066-000	A	100.00	100.00	1	LOT 182 CALIFORNIA LEGEND UNIT 3 R-95
476-310-007-000	A	100.00	100.00	1	LOT 49 CALIFORNIA LEGEND UNIT 1 R-93
476-320-013-000	A	100.00	100.00	1	LOT 129 CALIFORNIA LEGEND UNIT 3 R-95
477-160-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-054-000	A	100.00	100.00	1	LOT 101 PLEASANT GROVE UNIT 3 Q82
477-151-002-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-160-022-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-130-036-000	A	100.00	100.00	1	LOT 83 PLEASANT GROVE UNIT 3 Q82
477-160-040-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
476-320-031-000	A	100.00	100.00	1	LOT 147 CALIFORNIA LEGEND UNIT 3 R-95
476-370-017-000	A	100.00	100.00	1	LOT 130 SILVERADO OAKS UNIT 6 PHASE B S-10
477-130-018-000	A	100.00	100.00	1	LOT 65 PLEASANT GROVE UNIT 3 Q82
477-180-048-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-290-033-000	A	100.00	100.00	1	LOT 160 PROSPECTOR POINT MOR BK R PG 72
476-380-041-000	A	100.00	100.00	1	LOT 172 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-035-000	A	100.00	100.00	1	LOT 224 SILVERADO OAKS UNIT 6 PHASE B S-10

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476-290-015-000	A	100.00	100.00	1	LOT 142 PROSPECTOR POINT MOR BK R PG 72
476-350-042-000	A	100.00	100.00	1	LOT 84 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-031-000	A	100.00	100.00	1	LOT 162 SILVERADO OAKS UNIT 6 PHASE B S-10
477-010-057-000	A	100.00	100.00	1	LOT 28 PLEASANT GROVE UNIT 3 Q82
476-350-024-000	A	100.00	100.00	1	LOT 66 SILVERADO OAKS UNIT 6 PHASE A S-9
476-380-013-000	A	100.00	100.00	1	LOT 144 SILVERADO OAKS UNIT 6 PHASE B S-10
476-340-011-000	A	100.00	100.00	1	LOT 75 CALIFORNIA LEGEND UNIT 2 R-94
477-180-076-000	A	100.00	100.00	1	LOT 122 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-037-000	A	100.00	100.00	1	LOT 42 CALIFORNIA LEGEND UNIT 1 R-93
476-430-013-000	A	100.00	100.00	1	LOT 13 SILVERADO OAKS UNIT 6C T-43
476-290-058-000	A	100.00	100.00	1	LOT 185 PROSPECTOR POINT MOR BK R PG 72
476-350-060-000	A	100.00	100.00	1	LOT 102 SILVERADO OAKS UNIT 6 PHASE A S-9
476-300-019-000	A	100.00	100.00	1	LOT 24 CALIFORNIA LEGEND UNIT 1 R-93
477-151-020-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
476-330-008-000	A	100.00	100.00	1	LOT 198 CALIFORNIA LEGEND UNIT 4 R-96
477-180-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT A MOR S-3
477-180-023-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-300-002-000	A	100.00	100.00	1	LOT 7 CALIFORNIA LEGEND UNIT 1 R-93
476-330-044-000	A	100.00	100.00	1	LOT 101 CALIFORNIA LEGEND UNIT 2R-94
477-160-029-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-120-013-000	A	100.00	100.00	1	LOT 46 PLEASANT GROVE UNIT 3 Q82
477-130-001-000	A	100.00	100.00	1	LOT 48 PLEASANT GROVE UNIT 3 Q82
477-141-032-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
476-410-030-000	A	100.00	100.00	1	LOT 127 KERRY DOWNS UNIT 2 S-69
477-010-040-000	A	100.00	100.00	1	LOT 11 PLEASANT GROVE UNIT 3 Q82
476-350-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS UNIT 6 PHASE A S-9
476-330-026-000	A	100.00	100.00	1	LOT 216 CALIFORNIA LEGEND UNIT 4 R-96
477-030-058-000	A	100.00	100.00	1	LOT 3 PLEASANT GROVE UNIT 3 Q82
476-380-048-000	A	100.00	100.00	1	LOT 179 SILVERADO OAKS UNIT 6 PHASE B S-10
477-180-041-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
476-360-012-000	A	100.00	100.00	1	LOT 26 SILVERADO OAKS UNIT 6 PHASE A S-9
480-070-020-000	A	100.00	100.00	1	LOT 79 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-028-000	A	100.00	100.00	1	LOT 151 WOODCREEK OAKS UNIT 9-D S-16
477-480-003-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS VILL 4 PHASE B T-66
477-310-048-000	A	100.00	100.00	1	LOT 237 WOODCREEK OAKS UNIT 10 S-22
477-310-066-000	A	100.00	100.00	1	LOT 255 WOODCREEK OAKS UNIT 10 S-22
477-350-014-000	A	100.00	100.00	1	LOT 132 WOODCREEK OAKS VILLAGE 7C S-33
477-540-019-000	A	100.00	100.00	1	LOT 260 WOODCREEK OAKS VILL 3 T-67
480-080-014-000	A	100.00	100.00	1	LOT 408 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-510-005-000	A	100.00	100.00	1	LOT 306 WOODCREEK OAKS VILL 3 T-67
477-270-034-000	A	100.00	100.00	1	LOT 118 WOODCREEK OAKS UNIT 9-C S-15
480-020-060-000	A	100.00	100.00	1	LOT 140 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-008-000	A	100.00	100.00	1	LOT 100 RIDGEWOOD UNIT 2 S-40
477-500-011-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS VILL 4-PH B T-66
477-360-044-000	A	100.00	100.00	1	LOT 136 RIDGEWOOD UNIT 2 S-40
477-530-029-000	A	100.00	100.00	1	LOT 287 WOODCREEK OAKS VILL 3 T-67
480-020-042-000	A	100.00	100.00	1	LOT 122 SILVERADO VILLAGE UNIT 2 PH B S-39
480-080-032-000	A	100.00	100.00	1	LOT 424 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-340-020-000	A	100.00	100.00	1	LOT 103 WOODCREEK OAKS VILLAGE 7B S-32
477-300-018-000	A	100.00	100.00	1	LOT 278 WOODCREEK OAKS UNIT 10 S-22
477-650-028-000	A	100.00	100.00	1	LOT 139 WOODCREEK OAKS UNIT #1 PH C MOR U-75
480-030-018-000	A	100.00	100.00	1	LOT 99 SILVERADO OAKS UNIT NO 7 PH A T-77
477-390-019-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-010-030-000	A	100.00	100.00	1	LOT 30 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-039-000	A	100.00	100.00	1	LOT 182 RIDGEWOOD UNIT 3 MOR S-41
477-350-032-000	A	100.00	100.00	1	LOT 150 WOODCREEK OAKS VILLAGE 7C S-33
480-020-024-000	A	100.00	100.00	1	LOT 104 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-026-000	A	100.00	100.00	1	LOT 118 RIDGEWOOD UNIT 2 S-40
480-090-044-000	A	100.00	100.00	1	LOT 397B SILVERADO OAKS UNIT 7 PH F MOR T-82
477-450-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS VILL 4-PH A T-65
480-040-026-000	A	100.00	100.00	1	LOT 93 SILVERADO OAKS UNIT NO 7 PH A T-77
477-570-031-000	A	100.00	100.00	1	LOT 440 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-220-003-000	A	100.00	100.00	1	LOT 22 RIDGEWOOD UNIT 1 R-87
477-390-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-210-069-000	A	100.00	100.00	1	LOT 260 RIDGEWOOD UNIT 4 S-100

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477-360-062-000	A	100.00	100.00	1	LOT 154 RIDGEWOOD UNIT 2 S-40
477-190-018-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-610-020-000	A	100.00	100.00	1	LOT 182 WOODCREEK OAKS VILL 2 U-20
477-570-013-000	A	100.00	100.00	1	LOT 334 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-380-007-000	A	100.00	100.00	1	LOT 140 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-020-006-000	A	100.00	100.00	1	LOT 86 SILVERADO VILLAGE UNIT 2 PH B S-39
477-630-008-000	A	100.00	100.00	1	LOT 146 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-600-015-000	A	100.00	100.00	1	LOT 196 WOODCREEK OAKS VILL 2 U-20
477-300-036-000	A	100.00	100.00	1	LOT 304 WOODCREEK OAKS UNIT 10 S-22
477-210-008-000	A	100.00	100.00	1	LOT 46 RIDGEWOOD UNIT 1 R-87
477-270-016-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS UNIT 9-C S-15
477-190-054-000	A	100.00	100.00	1	LOT 135 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-260-029-000	A	100.00	100.00	1	LOT 158 WOODCREEK OAKS UNIT 9-C S-15
477-560-018-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-490-015-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS VILL 4 PHASE B T-66
477-410-001-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-430-025-000	A	100.00	100.00	1	LOT 455 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-240-005-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS UNIT 9-A S-13
477-190-036-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-240-023-000	A	100.00	100.00	1	LOT 173 WOODCREEK OAKS UNIT 9-A S-13
477-540-002-000	A	100.00	100.00	1	LOT 239 WOODCREEK OAKS VILL 3 T-67
480-090-001-000	A	100.00	100.00	1	LOT 354 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-250-010-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS UNIT 9-B S-14
480-050-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS UNIT NO 7 PH A T-77
477-400-014-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-040-008-000	A	100.00	100.00	1	LOT 43 SILVERADO OAKS UNIT NO 7 PH A T-77
477-430-007-000	A	100.00	100.00	1	LOT 406 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-280-011-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS UNIT 9-D S-16
477-320-035-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-020-067-000	A	100.00	100.00	1	LOT 147 SILVERADO VILLAGE UNIT 2 PH B S-39
477-320-017-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-550-024-000	A	100.00	100.00	1	LOT 59 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-070-019-000	A	100.00	100.00	1	LOT 78 SILVERADO OAKS UNIT NO 7 PH A T-77
480-020-049-000	A	100.00	100.00	1	LOT 129 SILVERADO VILLAGE UNIT 2 PH B S-39
477-530-004-000	A	100.00	100.00	1	LOT 237 WOODCREEK OAKS VILL 3 T-67
477-310-041-000	A	100.00	100.00	1	LOT 230 WOODCREEK OAKS UNIT 10 S-22
477-200-014-000	A	100.00	100.00	1	LOT 14 RIDGEWOOD UNIT 1 R-87
477-660-051-000	A	100.00	100.00	1	LOT 187 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-420-066-000	A	100.00	100.00	1	LOT 430 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-530-022-000	A	100.00	100.00	1	LOT 280 WOODCREEK OAKS VILL 3 T-67
477-340-019-000	A	100.00	100.00	1	LOT 102 WOODCREEK OAKS VILLAGE 7B S-32
477-310-023-000	A	100.00	100.00	1	LOT 212 WOODCREEK OAKS UNIT 10 S-22
477-660-033-000	A	100.00	100.00	1	LOT 169 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-370-013-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-200-032-000	A	100.00	100.00	1	LOT 175 RIDGEWOOD UNIT 3 MOR S-41
477-470-008-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS VILL 4-PH A T-65
477-350-039-000	A	100.00	100.00	1	LOT 157 WOODCREEK OAKS VILLAGE 7C S-33
480-030-001-000	A	100.00	100.00	1	LOT 48 SILVERADO OAKS UNIT NO 7 PH A T-77
477-610-002-000	A	100.00	100.00	1	LOT 164 WOODCREEK OAKS VILL 2 U-20
477-660-015-000	A	100.00	100.00	1	LOT 118 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-300-001-000	A	100.00	100.00	1	LOT 261 WOODCREEK OAKS UNIT 10 S-22
477-390-020-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-640-016-000	A	100.00	100.00	1	LOT 164 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-200-050-000	A	100.00	100.00	1	LOT 193 RIDGEWOOD UNIT 3 MOR S-41
477-370-031-000	A	100.00	100.00	1	LOT 107 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-025-000	A	100.00	100.00	1	LOT 158 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-310-005-000	A	100.00	100.00	1	LOT 194 WOODCREEK OAKS UNIT 10 S-22
477-230-043-000	A	100.00	100.00	1	POR LOT 75 RIDGEWOOD UNIT 1 R-87
477-650-011-000	A	100.00	100.00	1	LOT 122 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-210-044-000	A	100.00	100.00	1	LOT 235 RIDGEWOOD UNIT 4 S-100
480-010-012-000	A	100.00	100.00	1	LOT 12 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-007-000	A	100.00	100.00	1	LOT 29 RIDGEWOOD UNIT 1 R-87
477-380-043-000	A	100.00	100.00	1	LOT 176 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-210-062-000	A	100.00	100.00	1	LOT 253 RIDGEWOOD UNIT 4 S-100
477-360-069-000	A	100.00	100.00	1	LOT 161 RIDGEWOOD UNIT 2 S-40

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477-410-036-000	A	100.00	100.00	1	POR LOT 50 WOODCREEK OAKS VILLAGE 8 UNT B MOR S-74
477-580-017-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-260-004-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS UNIT 9-C S-15
480-010-047-000	A	100.00	100.00	1	LOT 47 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-440-033-000	A	100.00	100.00	1	LOT 33 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-015-000	A	100.00	100.00	1	LOT 15 RIDGEWOOD OAKS UNIT NO 5 T-59
477-380-061-000	A	100.00	100.00	1	LOT 124 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-420-031-000	A	100.00	100.00	1	LOT 380 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-590-012-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-230-025-000	A	100.00	100.00	1	LOT 59 RIDGEWOOD UNIT 1 R-87
477-250-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS UNIT 9-B S-14
477-610-019-000	A	100.00	100.00	1	LOT 181 WOODCREEK OAKS VILL 2 U-20
477-620-014-000	A	100.00	100.00	1	LOT 212 WOODCREEK OAKS VILL 2 U-20
477-450-010-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS VILL 4-PH A T-65
480-010-065-000	A	100.00	100.00	1	LOT 65 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-340-002-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS VILLAGE 7B S-32
480-090-018-000	A	100.00	100.00	1	LOT 371 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-320-053-000	A	100.00	100.00	1	POR LOT 25 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-070-002-000	A	100.00	100.00	1	LOT 61 SILVERADO OAKS UNIT NO 7 PH A T-77
477-260-022-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS UNIT 9-C S-15
477-410-018-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-420-013-000	A	100.00	100.00	1	LOT 362 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-060-007-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS UNIT NO 7 PH A T-77
477-560-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-006-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-290-015-000	A	100.00	100.00	1	LOT 127 WOODCREEK OAKS UNIT 9-D S-16
477-250-027-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS UNIT 9-B S-14
480-030-026-000	A	100.00	100.00	1	LOT 113 SILVERADO OAKS UNIT NO 7 PH A T-77
477-360-018-000	A	100.00	100.00	1	LOT 110 RIDGEWOOD UNIT 2 S-40
477-310-076-000	A	100.00	100.00	1	LOT 294 WOODCREEK OAKS UNIT 10 S-22
477-350-004-000	A	100.00	100.00	1	LOT 122 WOODCREEK OAKS VILLAGE 7C S-33
477-490-007-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS VILL 4 PHASE B T-66
477-300-026-000	A	100.00	100.00	1	LOT 286 WOODCREEK OAKS UNIT 10 S-22
480-070-030-000	A	100.00	100.00	1	LOT 89 SILVERADO OAKS UNIT NO 7 PH A T-77
477-430-015-000	A	100.00	100.00	1	LOT 414 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-190-062-000	A	100.00	100.00	1	LOT 143 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-520-009-000	A	100.00	100.00	1	LOT 294 WOODCREEK OAKS VILL 3 T-67
477-270-024-000	A	100.00	100.00	1	LOT 108 WOODCREEK OAKS UNIT 9-C S-15
477-350-040-000	A	100.00	100.00	1	LOT 158 WOODCREEK OAKS VILLAGE 7C S-33
477-300-008-000	A	100.00	100.00	1	LOT 268 WOODCREEK OAKS UNIT 10 S-22
477-340-030-000	A	100.00	100.00	1	LOT 113 WOODCREEK OAKS VILLAGE 7B S-32
477-330-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-360-054-000	A	100.00	100.00	1	LOT 146 RIDGEWOOD UNIT 2 S-40
477-370-048-000	A	100.00	100.00	1	LOT 133 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-080-022-000	A	100.00	100.00	1	LOT 414 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-020-052-000	A	100.00	100.00	1	LOT 132 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-034-000	A	100.00	100.00	1	LOT 114 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-036-000	A	100.00	100.00	1	LOT 128 RIDGEWOOD UNIT 2 S-40
477-350-022-000	A	100.00	100.00	1	LOT 140 WOODCREEK OAKS VILLAGE 7C S-33
477-600-007-000	A	100.00	100.00	1	LOT 188 WOODCREEK OAKS VILL 2 U-20
480-010-020-000	A	100.00	100.00	1	LOT 20 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-510-013-000	A	100.00	100.00	1	LOT 314 WOODCREEK OAKS VILL 3 T-67
477-470-001-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS VILL 4-PH A T-65
477-320-010-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-200-029-000	A	100.00	100.00	1	LOT 172 RIDGEWOOD UNIT 3 MOR S-41
480-030-008-000	A	100.00	100.00	1	LOT 55 SILVERADO OAKS UNIT NO 7 PH A T-77
477-650-021-000	A	100.00	100.00	1	LOT 132 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-038-000	A	100.00	100.00	1	LOT 149 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-390-012-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-080-057-000	A	100.00	100.00	1	POR LT 431B SILVERADO OAKS UNIT 7 PH F MOR T-82
477-240-013-000	A	100.00	100.00	1	LOT 163 WOODCREEK OAKS UNIT 9-A S-13
477-650-003-000	A	100.00	100.00	1	LOT 114 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-460-014-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS VILL 4-PH A T-65
477-560-026-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-570-041-000	A	100.00	100.00	1	LOT 450 WOODCREEK OAKS VILLAGE 11 UNIT C T-80

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-630-018-000	A	100.00	100.00	1	LOT 156 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-240-031-000	A	100.00	100.00	1	LOT 181 WOODCREEK OAKS UNIT 9-A S-13
477-610-030-000	A	100.00	100.00	1	LOT 233 WOODCREEK OAKS VILL 2 U-20
480-020-016-000	A	100.00	100.00	1	LOT 96 SILVERADO VILLAGE UNIT 2 PH B S-39
477-400-022-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-420-048-000	A	100.00	100.00	1	LOT 397 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-330-019-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-190-026-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-560-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-072-000	A	100.00	100.00	1	LOT 164 RIDGEWOOD UNIT 2 S-40
477-570-005-000	A	100.00	100.00	1	LOT 326 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-280-003-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS UNIT 9-D S-16
477-570-023-000	A	100.00	100.00	1	LOT 344 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-210-018-000	A	100.00	100.00	1	LOT 90 RIDGEWOOD UNIT 1 R-87
477-190-044-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-280-021-000	A	100.00	100.00	1	LOT 144 WOODCREEK OAKS UNIT 9-D S-16
480-040-018-000	A	100.00	100.00	1	LOT 112 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-006-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS UNIT 9-C S-15
477-400-004-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-300-044-000	A	100.00	100.00	1	LOT 312 WOODCREEK OAKS UNIT 10 S-22
477-540-012-000	A	100.00	100.00	1	LOT 249 WOODCREEK OAKS VILL 3 T-67
477-580-010-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-360-001-000	A	100.00	100.00	1	LOT 93 RIDGEWOOD UNIT 2 S-40
477-520-010-000	A	100.00	100.00	1	LOT 295 WOODCREEK OAKS VILL 3 T-67
477-310-031-000	A	100.00	100.00	1	LOT 220 WOODCREEK OAKS UNIT 10 S-22
477-370-005-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-060-015-000	A	100.00	100.00	1	LOT 35 SILVERADO OAKS UNIT NO 7 PH A T-77
477-310-013-000	A	100.00	100.00	1	LOT 202 WOODCREEK OAKS UNIT 10 S-22
477-370-023-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-320-045-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-530-014-000	A	100.00	100.00	1	LOT 266 WOODCREEK OAKS VILL 3 T-67
480-050-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS UNIT NO 7 PH A T-77
480-020-059-000	A	100.00	100.00	1	LOT 139 SILVERADO VILLAGE UNIT 2 PH B S-39
477-200-004-000	A	100.00	100.00	1	LOT 4 RIDGEWOOD UNIT 1 R-87
477-320-009-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-610-012-000	A	100.00	100.00	1	LOT 174 WOODCREEK OAKS VILL 2 U-20
477-210-036-000	A	100.00	100.00	1	LOT 227 RIDGEWOOD UNIT 4 S-100
477-460-004-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS VILL 4-PH A T-65
477-350-029-000	A	100.00	100.00	1	LOT 147 WOODCREEK OAKS VILLAGE 7C S-33
477-230-015-000	A	100.00	100.00	1	LOT 37 RIDGEWOOD UNIT 1 R-87
477-440-025-000	A	100.00	100.00	1	LOT 25 RIDGEWOOD OAKS UNIT NO 5 T-59
480-010-037-000	A	100.00	100.00	1	LOT 37 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-210-054-000	A	100.00	100.00	1	LOT 245 RIDGEWOOD UNIT 4 S-100
477-320-027-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-530-032-000	A	100.00	100.00	1	LOT 290 WOODCREEK OAKS VILL 3 T-67
477-200-040-000	A	100.00	100.00	1	LOT 183 RIDGEWOOD UNIT 3 MOR S-41
477-220-011-000	A	100.00	100.00	1	LOT 82 RIDGEWOOD UNIT 1 R-87
477-660-043-000	A	100.00	100.00	1	LOT 179 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-010-019-000	A	100.00	100.00	1	LOT 19 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-390-030-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-640-006-000	A	100.00	100.00	1	LOT 133 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-230-033-000	A	100.00	100.00	1	LOT 73 RIDGEWOOD UNIT 1 R-87
477-440-007-000	A	100.00	100.00	1	LOT 7 RIDGEWOOD OAKS UNIT NO 5 T-59
477-370-041-000	A	100.00	100.00	1	LOT 126 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-080-029-000	A	100.00	100.00	1	LOT 421 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-410-026-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-015-000	A	100.00	100.00	1	LOT 148 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-420-023-000	A	100.00	100.00	1	LOT 372 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-250-017-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS UNIT 9-B S-14
477-400-029-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-420-041-000	A	100.00	100.00	1	LOT 390 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-010-002-000	A	100.00	100.00	1	LOT 2 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-260-014-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS UNIT 9-C S-15
477-630-001-000	A	100.00	100.00	1	LOT 139 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-200-057-000	A	100.00	100.00	1	LOT 200 RIDGEWOOD UNIT 3 MOR S-41

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-660-025-000	A	100.00	100.00	1	LOT 128 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-500-003-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS VILL 4-PH B T-66
477-380-033-000	A	100.00	100.00	1	LOT 166 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-420-005-000	A	100.00	100.00	1	LOT 354 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-340-012-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS VILLAGE 7B S-32
477-620-004-000	A	100.00	100.00	1	LOT 202 WOODCREEK OAKS VILL 2 U-20
477-660-007-000	A	100.00	100.00	1	LOT 110 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-010-055-000	A	100.00	100.00	1	LOT 55 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-590-002-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-090-008-000	A	100.00	100.00	1	LOT 361 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-330-020-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-580-009-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-380-051-000	A	100.00	100.00	1	LOT 184 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-040-001-000	A	100.00	100.00	1	LOT 36 SILVERADO OAKS UNIT NO 7 PH A T-77
477-550-016-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-480-011-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS VILL 4 PHASE B T-66
477-580-027-000	A	100.00	100.00	1	LOT 107 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-410-008-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-070-012-000	A	100.00	100.00	1	LOT 71 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-001-000	A	100.00	100.00	1	LOT 39 RIDGEWOOD UNIT 1 MOR R-87
480-010-073-000	A	100.00	100.00	1	LOT 73 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-620-022-000	A	100.00	100.00	1	LOT 220 WOODCREEK OAKS VILL 2 U-20
477-330-032-000	A	100.00	100.00	1	POR LOTS 59&60 WOODCREEK OAKS VILLAGE #12 PHA S-27
477-460-019-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS VILL 4-PH A T-65
477-190-052-000	A	100.00	100.00	1	LOT 133 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-300-034-000	A	100.00	100.00	1	LOT 302 WOODCREEK OAKS UNIT 10 S-22
477-190-034-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-490-017-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS VILL 4 PHASE B T-66
477-640-001-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-300-016-000	A	100.00	100.00	1	LOT 276 WOODCREEK OAKS UNIT 10 S-22
477-300-052-000	A	100.00	100.00	1	LOT 320 WOODCREEK OAKS UNIT 10 S-22
480-030-016-000	A	100.00	100.00	1	LOT 97 SILVERADO OAKS UNIT NO 7 PH A T-77
477-260-020-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS UNIT 9-C S-15
477-420-011-000	A	100.00	100.00	1	LOT 360 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-610-029-000	A	100.00	100.00	1	LOT 232 WOODCREEK OAKS VILL 2 U-20
480-040-024-000	A	100.00	100.00	1	LOT 91 SILVERADO OAKS UNIT NO 7 PH A T-77
477-480-005-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS VILL 4 PHASE B T-66
477-350-012-000	A	100.00	100.00	1	LOT 130 WOODCREEK OAKS VILLAGE 7C S-33
477-240-038-000	A	100.00	100.00	1	LOT 188 WOODCREEK OAKS UNIT 9-4 S-13
477-310-064-000	A	100.00	100.00	1	LOT 253 WOODCREEK OAKS UNIT 10 S-22
480-020-062-000	A	100.00	100.00	1	LOT 142 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-006-000	A	100.00	100.00	1	LOT 98 RIDGEWOOD UNIT 2 S-40
477-650-031-000	A	100.00	100.00	1	LOT 142 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-510-003-000	A	100.00	100.00	1	LOT 304 WOODCREEK OAKS VILL 3 T-67
477-330-014-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-080-012-000	A	100.00	100.00	1	LOT 406 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-600-017-000	A	100.00	100.00	1	LOT 198 WOODCREEK OAKS VILL 2 U-20
477-570-028-000	A	100.00	100.00	1	LOT 437 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-530-020-000	A	100.00	100.00	1	LOT 272 WOODCREEK OAKS VILL 3 T-67
477-370-011-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-060-010-000	A	100.00	100.00	1	LOT 30 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-018-000	A	100.00	100.00	1	LOT 102 WOODCREEK OAKS UNIT 9-C S-15
477-210-006-000	A	100.00	100.00	1	LOT 44 RIDGEWOOD UNIT 1 R-87
477-360-042-000	A	100.00	100.00	1	LOT 134 RIDGEWOOD UNIT 2 S-40
480-080-047-000	A	100.00	100.00	1	POR LOT 387 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-560-016-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-080-065-000	A	100.00	100.00	1	POR LTS 389B & 390 SILVERADO OAKS U7 PH F T-82
477-240-003-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS UNIT 9-A S-13
480-020-044-000	A	100.00	100.00	1	LOT 124 SILVERADO VILLAGE UNIT 2 PH B S-39
477-430-027-000	A	100.00	100.00	1	LOT 457 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-200-030-000	A	100.00	100.00	1	LOT 173 RIDGEWOOD UNIT 3 MOR S-41
480-010-039-000	A	100.00	100.00	1	LOT 39 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-050-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS UNIT NO 7 PH A T-77
477-390-022-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-540-004-000	A	100.00	100.00	1	LOT 241 WOODCREEK OAKS VILL 3 T-67

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-240-021-000	A	100.00	100.00	1	LOT 171 WOODCREEK OAKS UNIT 9-A S-13
477-520-015-000	A	100.00	100.00	1	LOT 300 WOODCREEK OAKS VILL 3 T-67
477-400-012-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-040-006-000	A	100.00	100.00	1	LOT 41 SILVERADO OAKS UNIT NO 7 PH A T-77
480-020-026-000	A	100.00	100.00	1	LOT 106 SILVERADO VILLAGE UNIT 2 PH B S-39
477-430-009-000	A	100.00	100.00	1	LOT 408 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-340-029-000	A	100.00	100.00	1	LOT 112 WOODCREEK OAKS VILLAGE 7B S-32
480-090-042-000	A	100.00	100.00	1	LOT 396 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-650-013-000	A	100.00	100.00	1	LOT 124 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-360-024-000	A	100.00	100.00	1	LOT 116 RIDGEWOOD UNIT 2 S-40
477-450-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS VILL 4-PH A T-65
477-280-013-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS UNIT 9-D S-16
477-350-047-000	A	100.00	100.00	1	LOT 165 WOODCREEK OAKS VILLAGE 7C S-33
477-390-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-070-029-000	A	100.00	100.00	1	LOT 88 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-049-000	A	100.00	100.00	1	LOT 240 RIDGEWOOD UNIT 4 S-100
477-360-060-000	A	100.00	100.00	1	LOT 152 RIDGEWOOD UNIT 2 S-40
477-210-067-000	A	100.00	100.00	1	LOT 258 RIDGEWOOD UNIT 4 S-100
477-190-016-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-270-036-000	A	100.00	100.00	1	POR LOT 60 WOODCREEK OAKS UNIT 9 C S-15
480-020-008-000	A	100.00	100.00	1	LOT 88 SILVERADO VILLAGE UNIT 2 PH B S-39
477-380-009-000	A	100.00	100.00	1	LOT 142 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-280-031-000	A	100.00	100.00	1	LOT 154 WOODCREEK OAKS UNIT 9-D S-16
477-630-006-000	A	100.00	100.00	1	LOT 144 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-220-005-000	A	100.00	100.00	1	LOT 62 RIDGEWOOD UNIT 1 R-87
480-050-023-000	A	100.00	100.00	1	POR LTS 13 & 14 SILVERADO OAKSU NIT NO 7 PH A T-77
477-230-010-000	A	100.00	100.00	1	LOT 32 RIDGEWOOD UNIT 1 R-87
477-420-064-000	A	100.00	100.00	1	LOT 428 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-310-021-000	A	100.00	100.00	1	LOT 210 WOODCREEK OAKS UNIT 10 S-22
477-470-006-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS VILL 4-PH A T-65
477-610-004-000	A	100.00	100.00	1	LOT 166 WOODCREEK OAKS VILL 2 U-20
477-640-018-000	A	100.00	100.00	1	LOT 190 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-260-019-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS UNIT 9-C S-15
477-380-027-000	A	100.00	100.00	1	LOT 160 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-310-003-000	A	100.00	100.00	1	LOT 192 WOODCREEK OAKS UNIT 10 S-22
477-290-017-000	A	100.00	100.00	1	LOT 129 WOODCREEK OAKS UNIT 9-D S-16
477-380-045-000	A	100.00	100.00	1	LOT 178 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-580-015-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-420-028-000	A	100.00	100.00	1	LOT 377 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-440-035-000	A	100.00	100.00	1	LOT 35 RIDGEWOOD OAKS UNIT NO 5 T-59
477-410-034-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-063-000	A	100.00	100.00	1	POR LOT 122 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-440-017-000	A	100.00	100.00	1	LOT 17 RIDGEWOOD OAKS UNIT NO 5 T-59
477-190-059-000	A	100.00	100.00	1	LOT 140 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-570-011-000	A	100.00	100.00	1	LOT 332 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-010-050-000	A	100.00	100.00	1	LOT 50 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-530-002-000	A	100.00	100.00	1	LOT 235 WOODCREEK OAKS VILL 3 T-67
477-610-022-000	A	100.00	100.00	1	LOT 184 WOODCREEK OAKS VILL 2 U-20
477-200-012-000	A	100.00	100.00	1	LOT 12 RIDGEWOOD UNIT 1 R-87
477-420-046-000	A	100.00	100.00	1	LOT 395 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-500-013-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS VILL 4-PH B T-66
477-370-028-000	A	100.00	100.00	1	LOT 104 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-390-029-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-340-004-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS VILLAGE 7B S-32
477-560-034-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-430-010-000	A	100.00	100.00	1	LOT 409 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-200-047-000	A	100.00	100.00	1	LOT 190 RIDGEWOOD UNIT 3 MOR S-41
480-090-016-000	A	100.00	100.00	1	LOT 369 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-340-022-000	A	100.00	100.00	1	LOT 105 WOODCREEK OAKS VILLAGE 7B S-32
477-200-065-000	A	100.00	100.00	1	LOT 208 RIDGEWOOD UNIT 3 MOR S-41
477-370-046-000	A	100.00	100.00	1	LOT 131 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-660-035-000	A	100.00	100.00	1	LOT 171 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-530-019-000	A	100.00	100.00	1	LOT 271 WOODCREEK OAKS VILL 3 T-67
480-080-030-000	A	100.00	100.00	1	LOT 422 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-320-051-000	A	100.00	100.00	1	POR LOT 23 WOODCREEK OAKS VILLAGE #12 PH A S-27

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-660-017-000	A	100.00	100.00	1	LOT 120 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-070-004-000	A	100.00	100.00	1	LOT 63 SILVERADO OAKS UNIT NO 7 PH A T-77
477-410-016-000	A	100.00	100.00	1	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-250-025-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS UNIT 9-B S-14
477-350-030-000	A	100.00	100.00	1	LOT 148 WOODCREEK OAKS VILLAGE 7C S-33
480-010-032-000	A	100.00	100.00	1	LOT 32 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-045-000	A	100.00	100.00	1	POR 77 & POR LOTS 76 & 78 RIDGEWOOD UNIT 1 R-87
480-060-009-000	A	100.00	100.00	1	LOT 29 SILVERADO OAKS UNIT NO 7 PH A T-77
477-550-008-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-210-042-000	A	100.00	100.00	1	LOT 233 RIDGEWOOD UNIT 4 S-100
477-230-009-000	A	100.00	100.00	1	LOT 31 RIDGEWOOD UNIT 1 R-87
480-010-014-000	A	100.00	100.00	1	LOT 14 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-070-022-000	A	100.00	100.00	1	LOT 81 SILVERADO OAKS UNIT NO 7 PH A T-77
477-320-033-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-360-067-000	A	100.00	100.00	1	LOT 159 RIDGEWOOD UNIT 2 S-40
477-210-060-000	A	100.00	100.00	1	LOT 251 RIDGEWOOD UNIT 4 S-100
477-260-002-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS UNIT 9-C S-15
477-380-010-000	A	100.00	100.00	1	LOT 143 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-310-056-000	A	100.00	100.00	1	LOT 245 WOODCREEK OAKS UNIT 10 S-22
477-550-026-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-049-000	A	100.00	100.00	1	LOT 141 RIDGEWOOD UNIT 2 S-40
477-250-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS UNIT 9-B S-14
477-590-014-000	A	100.00	100.00	1	LOT 109 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-230-027-000	A	100.00	100.00	1	LOT 67 RIDGEWOOD UNIT 1 R-87
477-620-012-000	A	100.00	100.00	1	LOT 210 WOODCREEK OAKS VILL 2 U-20
477-310-038-000	A	100.00	100.00	1	LOT 227 WOODCREEK OAKS UNIT 10 S-22
477-620-020-000	A	100.00	100.00	1	LOT 218 WOODCREEK OAKS VILL 2 U-20
477-300-006-000	A	100.00	100.00	1	LOT 266 WOODCREEK OAKS UNIT 10 S-22
477-330-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-440-010-000	A	100.00	100.00	1	LOT 10 RIDGEWOOD OAKS UNIT NO 5 T-59
477-190-024-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-330-022-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-190-042-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-600-009-000	A	100.00	100.00	1	LOT 190 WOODCREEK OAKS VILL 2 U-20
477-480-013-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS VILL 4 PHASE B T-66
477-300-042-000	A	100.00	100.00	1	LOT 310 WOODCREEK OAKS UNIT 10 S-22
477-260-030-000	A	100.00	100.00	1	LOT 159 WOODCREEK OAKS UNIT 9-C S-15
480-030-006-000	A	100.00	100.00	1	LOT 53 SILVERADO OAKS UNIT NO 7 PH A T-77
477-310-074-000	A	100.00	100.00	1	LOT 292 WOODCREEK OAKS UNIT 10 S-22
477-360-016-000	A	100.00	100.00	1	LOT 108 RIDGEWOOD UNIT 2 S-40
477-240-028-000	A	100.00	100.00	1	LOT 178 WOODCREEK OAKS UNIT 9-A S-13
477-290-010-000	A	100.00	100.00	1	LOT 122 WOODCREEK OAKS UNIT 9-D S-16
477-350-002-000	A	100.00	100.00	1	LOT 120 WOODCREEK OAKS VILLAGE 7C S-33
477-650-041-000	A	100.00	100.00	1	LOT 152 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-490-009-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS VILL 4 PHASE B T-66
477-400-019-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-560-024-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-001-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-520-007-000	A	100.00	100.00	1	LOT 292 WOODCREEK OAKS VILL 3 T-67
477-570-038-000	A	100.00	100.00	1	LOT 447 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-190-060-000	A	100.00	100.00	1	LOT 141 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
480-080-002-000	A	100.00	100.00	1	LOT 353B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-010-029-000	A	100.00	100.00	1	LOT 29 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-560-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-570-003-000	A	100.00	100.00	1	LOT 324 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-090-034-000	A	100.00	100.00	1	LOT 384 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-360-070-000	A	100.00	100.00	1	LOT 162 RIDGEWOOD UNIT 2 S-40
477-210-016-000	A	100.00	100.00	1	LOT 88 RIDGEWOOD UNIT 1 R-87
477-570-021-000	A	100.00	100.00	1	LOT 342 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-200-020-000	A	100.00	100.00	1	LOT 85 RIDGEWOOD UNIT 1 R-87
477-350-037-000	A	100.00	100.00	1	LOT 155 WOODCREEK OAKS VILLAGE 7C S-33
480-020-054-000	A	100.00	100.00	1	LOT 134 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-052-000	A	100.00	100.00	1	LOT 144 RIDGEWOOD UNIT 2 S-40
477-280-005-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS UNIT 9-D S-16
477-360-034-000	A	100.00	100.00	1	LOT 126 RIDGEWOOD UNIT 2 S-40

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-040-016-000	A	100.00	100.00	1	LOT 110 SILVERADO OAKS UNIT NO 7 PH A T-77
480-020-036-000	A	100.00	100.00	1	LOT 116 SILVERADO VILLAGE UNIT 2 PH B S-39
477-280-023-000	A	100.00	100.00	1	LOT 146 WOODCREEK OAKS UNIT 9-D S-16
477-270-008-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS UNIT 9-C S-15
477-400-002-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-530-030-000	A	100.00	100.00	1	LOT 288 WOODCREEK OAKS VILL 3 T-67
480-080-037-000	A	100.00	100.00	1	LOT 427 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-390-032-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-350-019-000	A	100.00	100.00	1	LOT 137 WOODCREEK OAKS VILLAGE 7C S-33
477-540-014-000	A	100.00	100.00	1	LOT 255 WOODCREEK OAKS VILL 3 T-67
480-020-018-000	A	100.00	100.00	1	LOT 98 SILVERADO VILLAGE UNIT 2 PH B S-39
477-650-023-000	A	100.00	100.00	1	LOT 134 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-390-014-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-660-010-000	A	100.00	100.00	1	LOT 113 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-030-024-000	A	100.00	100.00	1	LOT 105 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-059-000	A	100.00	100.00	1	LOT 250 RIDGEWOOD UNIT 4 S-100
480-080-055-000	A	100.00	100.00	1	POR LT 425B SILVERADO OAKS UNIT 7 PH F MOR T-82
477-300-024-000	A	100.00	100.00	1	LOT 284 WOODCREEK OAKS UNIT 10 S-22
477-650-005-000	A	100.00	100.00	1	LOT 116 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-430-017-000	A	100.00	100.00	1	LOT 416 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-630-016-000	A	100.00	100.00	1	LOT 154 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-310-011-000	A	100.00	100.00	1	LOT 200 WOODCREEK OAKS UNIT 10 S-22
477-460-012-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS VILL 4-PH A T-65
477-270-026-000	A	100.00	100.00	1	LOT 110 WOODCREEK OAKS UNIT 9-C S-15
477-460-002-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS VILL 4-PH A T-65
477-610-014-000	A	100.00	100.00	1	LOT 176 WOODCREEK OAKS VILL 2 U-20
477-320-007-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-600-010-000	A	100.00	100.00	1	LOT 191 WOODCREEK OAKS VILL 2 U-20
477-440-027-000	A	100.00	100.00	1	LOT 27 RIDGEWOOD OAKS UNIT NO 5 T-59
477-620-019-000	A	100.00	100.00	1	LOT 217 WOODCREEK OAKS VILL 2 U-20
477-320-025-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-640-008-000	A	100.00	100.00	1	LOT 135 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-440-009-000	A	100.00	100.00	1	LOT 9 RIDGEWOOD OAKS UNIT NO 5 T-59
477-330-029-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-420-038-000	A	100.00	100.00	1	LOT 387 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-400-020-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-250-015-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS UNIT 9-B S-14
477-380-017-000	A	100.00	100.00	1	LOT 150 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-190-049-000	A	100.00	100.00	1	LOT 130 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-370-003-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-410-024-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-300-049-000	A	100.00	100.00	1	LOT 317 WOODCREEK OAKS UNIT 10 S-22
477-240-011-000	A	100.00	100.00	1	LOT 161 WOODCREEK OAKS UNIT 9-A S-13
477-190-067-000	A	100.00	100.00	1	LOT 148 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
480-090-024-000	A	100.00	100.00	1	LOT 376 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-290-009-000	A	100.00	100.00	1	LOT 121 WOODCREEK OAKS UNIT 9-D S-16
477-380-035-000	A	100.00	100.00	1	LOT 168 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-370-021-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-530-012-000	A	100.00	100.00	1	LOT 264 WOODCREEK OAKS VILL 3 T-67
477-420-056-000	A	100.00	100.00	1	LOT 420 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-200-002-000	A	100.00	100.00	1	LOT 2 RIDGEWOOD UNIT 1 R-87
477-490-010-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS VILL 4 PHASE B T-66
480-010-040-000	A	100.00	100.00	1	LOT 40 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-057-000	A	100.00	100.00	1	LOT 57 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-340-032-000	A	100.00	100.00	1	LOT 115 WOODCREEK OAKS VILLAGE 7B S-32
480-090-006-000	A	100.00	100.00	1	LOT 359 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-590-004-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-210-034-000	A	100.00	100.00	1	LOT 225 RIDGEWOOD UNIT 4 S-100
477-200-019-000	A	100.00	100.00	1	LOT 19 RIDGEWOOD UNIT 1 R-87
477-230-017-000	A	100.00	100.00	1	LOT 51 RIDGEWOOD UNIT 1 R-87
480-080-020-000	A	100.00	100.00	1	LOT 412 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-370-038-000	A	100.00	100.00	1	LOT 114 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-580-007-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-380-053-000	A	100.00	100.00	1	LOT 186 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-660-045-000	A	100.00	100.00	1	LOT 181 WOODCREEK OAKS VILLAGE 5B MOR V-28

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-550-018-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-210-052-000	A	100.00	100.00	1	LOT 243 RIDGEWOOD UNIT 4 S-100
477-350-020-000	A	100.00	100.00	1	LOT 138 WOODCREEK OAKS VILLAGE 7C S-33
477-580-025-000	A	100.00	100.00	1	LOT 105 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-010-022-000	A	100.00	100.00	1	LOT 22 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-510-011-000	A	100.00	100.00	1	LOT 312 WOODCREEK OAKS VILL 3 T-67
480-070-014-000	A	100.00	100.00	1	LOT 73 SILVERADO OAKS UNIT NO 7 PH A T-77
477-290-027-000	A	100.00	100.00	1	LOT 58 & POR 59 WOODCREEK OAKS UNIT 9 D S-16
477-200-037-000	A	100.00	100.00	1	LOT 180 RIDGEWOOD UNIT 3 MOR S-41
480-010-075-000	A	100.00	100.00	1	LOT 75 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-073-000	A	100.00	100.00	1	LOT 216 RIDGEWOOD UNIT 3 MOR S-41
477-420-021-000	A	100.00	100.00	1	LOT 370 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-020-001-000	A	100.00	100.00	1	LOT 81 SILVERADO VILLAGE UNIT 2 PH B S-39
477-310-046-000	A	100.00	100.00	1	LOT 235 WOODCREEK OAKS UNIT 10 S-22
477-500-005-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS VILL 4-PH B T-66
480-010-004-000	A	100.00	100.00	1	LOT 4 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-660-027-000	A	100.00	100.00	1	LOT 130 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-055-000	A	100.00	100.00	1	LOT 198 RIDGEWOOD UNIT 3 MOR S-41
477-210-070-000	A	100.00	100.00	1	LOT 261 RIDGEWOOD UNIT 4 S-100
477-260-012-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS UNIT 9-C S-15
477-420-003-000	A	100.00	100.00	1	LOT 352 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-340-014-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS VILLAGE 7B S-32
477-620-002-000	A	100.00	100.00	1	LOT 186 WOODCREEK OAKS VILL 2 U-20
477-660-009-000	A	100.00	100.00	1	LOT 112 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-310-028-000	A	100.00	100.00	1	LOT 217 WOODCREEK OAKS UNIT 10 S-22
477-360-059-000	A	100.00	100.00	1	LOT 151 RIDGEWOOD UNIT 2 S-40
477-320-043-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-450-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS VILL 4-PH A T-65
480-040-022-000	A	100.00	100.00	1	LOT 121 SILVERADO OAKS UNIT NO 7 PH A T-77
477-620-001-000	A	100.00	100.00	1	LOT 185 WOODCREEK OAKS VILL 2 U-20
477-570-035-000	A	100.00	100.00	1	LOT 444 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-390-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-003-000	A	100.00	100.00	1	LOT 136 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-570-017-000	A	100.00	100.00	1	LOT 338 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-020-002-000	A	100.00	100.00	1	LOT 82 SILVERADO VILLAGE UNIT 2 PH B S-39
480-080-072-000	A	100.00	100.00	1	LOT 429 B & POR 429 A SILVERADO OAKS U7 PH F T-82
477-190-014-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-650-033-000	A	100.00	100.00	1	LOT 144 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-440-011-000	A	100.00	100.00	1	LOT 11 RIDGEWOOD OAKS UNIT NO 5 T-59
477-220-007-000	A	100.00	100.00	1	LOT 64 RIDGEWOOD UNIT 1 R-87
477-460-008-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS VILL 4-PH A T-65
480-050-025-000	A	100.00	100.00	1	POR LOT 16 SILVERADO OAKS UNIT NO 7 PH A T-77
477-360-057-000	A	100.00	100.00	1	LOT 149 RIDGEWOOD UNIT 2 S-40
477-630-004-000	A	100.00	100.00	1	LOT 142 WOODCREEK OAKS VILLAGE 5A MOR U-56
480-010-059-000	A	100.00	100.00	1	LOT 59 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-210-004-000	A	100.00	100.00	1	LOT 42 RIDGEWOOD UNIT 1 R-87
477-300-032-000	A	100.00	100.00	1	LOT 300 WOODCREEK OAKS UNIT 10 S-22
477-190-050-000	A	100.00	100.00	1	LOT 131 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-430-021-000	A	100.00	100.00	1	LOT 451 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-330-034-000	A	100.00	100.00	1	POR LOTS 58 59 & 121 WOODCREEK OAKS VILL#12 PH A&B
477-190-032-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-240-009-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS UNIT 9-A S-13
477-560-014-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-300-050-000	A	100.00	100.00	1	LOT 318 WOODCREEK OAKS UNIT 10 S-22
480-050-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS UNIT NO 7 PH A T-77
477-540-006-000	A	100.00	100.00	1	LOT 243 WOODCREEK OAKS VILL 3 T-67
477-240-027-000	A	100.00	100.00	1	LOT 177 WOODCREEK OAKS UNIT 9-A S-13
477-270-012-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS UNIT 9-C S-15
477-290-011-000	A	100.00	100.00	1	LOT 123 WOODCREEK OAKS UNIT 9-D S-16
480-010-077-000	A	100.00	100.00	1	LOT 77 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-400-018-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-430-003-000	A	100.00	100.00	1	LOT 348 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-040-004-000	A	100.00	100.00	1	LOT 39 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-015-000	A	100.00	100.00	1	LOT 138 WOODCREEK OAKS UNIT 9-D S-16
477-480-007-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS VILL 4 PHASE B T-66

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-350-018-000	A	100.00	100.00	1	LOT 136 WOODCREEK OAKS VILLAGE 7C S-33
477-550-020-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-200-001-000	A	100.00	100.00	1	LOT 1 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-330-016-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-360-004-000	A	100.00	100.00	1	LOT 96 RIDGEWOOD UNIT 2 S-40
477-510-009-000	A	100.00	100.00	1	LOT 310 WOODCREEK OAKS VILL 3 MOR T-67
477-310-071-000	A	100.00	100.00	1	LOT 260 WOODCREEK OAKS UNIT 10 S-22
477-280-033-000	A	100.00	100.00	1	LOT 156 WOODCREEK OAKS UNIT 9-D S-16
480-020-055-000	A	100.00	100.00	1	LOT 135 SILVERADO VILLAGE UNIT 2 PH B S-39
477-310-010-000	A	100.00	100.00	1	LOT 199 WOODCREEK OAKS UNIT 10 S-22
477-360-040-000	A	100.00	100.00	1	LOT 132 RIDGEWOOD UNIT 2 S-40
480-020-037-000	A	100.00	100.00	1	LOT 117 SILVERADO VILLAGE UNIT 2 PH B S-39
477-300-014-000	A	100.00	100.00	1	LOT 274 WOODCREEK OAKS UNIT 10 S-22
477-520-013-000	A	100.00	100.00	1	LOT 298 WOODCREEK OAKS VILL 3 T-67
480-020-019-000	A	100.00	100.00	1	LOT 99 SILVERADO VILLAGE UNIT 2 PH B S-39
477-460-001-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS VILL 4-PH A T-65
480-030-014-000	A	100.00	100.00	1	LOT 95 SILVERADO OAKS UNIT NO 7 PH A T-77
477-390-024-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-660-011-000	A	100.00	100.00	1	LOT 114 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-650-015-000	A	100.00	100.00	1	LOT 126 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-350-036-000	A	100.00	100.00	1	LOT 154 WOODCREEK OAKS VILLAGE 7C S-33
480-090-040-000	A	100.00	100.00	1	LOT 394 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-360-022-000	A	100.00	100.00	1	LOT 114 RIDGEWOOD UNIT 2 S-40
477-210-057-000	A	100.00	100.00	1	LOT 248 RIDGEWOOD UNIT 4 S-100
477-380-038-000	A	100.00	100.00	1	LOT 171 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-210-029-000	A	100.00	100.00	1	LOT 220 RIDGEWOOD UNIT 4 S-100
480-010-016-000	A	100.00	100.00	1	LOT 16 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-003-000	A	100.00	100.00	1	LOT 25 RIDGEWOOD UNIT 1 R-87
477-260-008-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS UNIT 9-C S-15
477-580-013-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-410-032-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-200-072-000	A	100.00	100.00	1	LOT 215 RIDGEWOOD UNIT 3 MOR S-41
477-230-021-000	A	100.00	100.00	1	LOT 55 RIDGEWOOD UNIT 1 R-87
477-420-035-000	A	100.00	100.00	1	LOT 384 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-590-016-000	A	100.00	100.00	1	LOT 111 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-610-024-000	A	100.00	100.00	1	LOT 227 WOODCREEK OAKS VILL 2 U-20
477-250-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS UNIT 9-B S-14
477-370-053-000	A	100.00	100.00	1	POR LOTS111&112 WOODCREEK OAKS VILLAGE#12 PHB S-51
480-010-052-000	A	100.00	100.00	1	LOT 52 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-380-056-000	A	100.00	100.00	1	LOT 119 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-600-011-000	A	100.00	100.00	1	LOT 192 WOODCREEK OAKS VILL 2 U-20
477-620-018-000	A	100.00	100.00	1	LOT 216 WOODCREEK OAKS VILL 2 U-20
477-440-028-000	A	100.00	100.00	1	LOT 28 RIDGEWOOD OAKS UNIT NO 5 T-59
480-010-070-000	A	100.00	100.00	1	LOT 70 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-340-006-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS VILLAGE 7B S-32
477-400-001-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-490-011-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS VILL 4 PHASE B T-66
480-090-014-000	A	100.00	100.00	1	LOT 367 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-260-026-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS UNIT 9-C S-15
477-410-014-000	A	100.00	100.00	1	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-070-006-000	A	100.00	100.00	1	LOT 65 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-039-000	A	100.00	100.00	1	LOT 307 WOODCREEK OAKS UNIT 10 S-22
477-190-039-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-550-002-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-240-010-000	A	100.00	100.00	1	LOT 160 WOODCREEK OAKS UNIT 9-A S-13
480-060-003-000	A	100.00	100.00	1	LOT 23 SILVERADO OAKS UNIT NO 7 PH A T-77
477-250-023-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS UNIT 9-B S-14
477-420-017-000	A	100.00	100.00	1	LOT 366 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-070-024-000	A	100.00	100.00	1	LOT 83 SILVERADO OAKS UNIT NO 7 PH A T-77
477-320-031-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-550-019-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-290-028-000	A	100.00	100.00	1	POR LOT 59 S-16 & POR LOT 60 S-15
477-510-010-000	A	100.00	100.00	1	LOT 311 WOODCREEK OAKS VILL 3 T-67
480-080-001-000	A	100.00	100.00	1	LOT 353A SILVERADO OAKS UNIT 7 PH F MOR T-82
477-530-008-000	A	100.00	100.00	1	LOT 253 WOODCREEK OAKS VILL 3 T-67

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-270-030-000	A	100.00	100.00	1	LOT 114 WOODCREEK OAKS UNIT 9-C S-15
477-200-018-000	A	100.00	100.00	1	LOT 18 RIDGEWOOD UNIT 1 R-87
477-310-045-000	A	100.00	100.00	1	LOT 234 WOODCREEK OAKS UNIT 10 S-22
477-350-001-000	A	100.00	100.00	1	LOT 119 WOODCREEK OAKS VILLAGE 7C S-33
477-660-046-000	A	100.00	100.00	1	LOT 182 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-420-053-000	A	100.00	100.00	1	LOT 402 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-530-026-000	A	100.00	100.00	1	LOT 284 WOODCREEK OAKS VILL 3 T-67
477-560-032-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-500-015-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS VILL 4-PH B T-66
477-310-078-000	A	100.00	100.00	1	LOT 296 WOODCREEK OAKS UNIT 10 S-22
477-340-024-000	A	100.00	100.00	1	LOT 107 WOODCREEK OAKS VILLAGE 7B S-32
477-610-006-000	A	100.00	100.00	1	LOT 168 WOODCREEK OAKS VILL 2 U-20
477-370-017-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-200-036-000	A	100.00	100.00	1	LOT 179 RIDGEWOOD UNIT 3 MOR S-41
477-470-004-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS VILL 4-PH A T-65
477-360-029-000	A	100.00	100.00	1	LOT 121 RIDGEWOOD UNIT 2 S-40
477-310-027-000	A	100.00	100.00	1	LOT 216 WOODCREEK OAKS UNIT 10 S-22
477-640-012-000	A	100.00	100.00	1	LOT 160 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-310-009-000	A	100.00	100.00	1	LOT 198 WOODCREEK OAKS UNIT 10 S-22
480-010-034-000	A	100.00	100.00	1	LOT 34 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-054-000	A	100.00	100.00	1	LOT 197 RIDGEWOOD UNIT 3 MOR S-41
477-210-040-000	A	100.00	100.00	1	LOT 231 RIDGEWOOD UNIT 4 S-100
477-660-028-000	A	100.00	100.00	1	LOT 131 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-020-020-000	A	100.00	100.00	1	LOT 100 SILVERADO VILLAGE UNIT 2 PH B S-39
477-380-021-000	A	100.00	100.00	1	LOT 154 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-390-016-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-650-025-000	A	100.00	100.00	1	LOT 136 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-640-020-000	A	100.00	100.00	1	LOT 192 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-420-010-000	A	100.00	100.00	1	LOT 359 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-200-069-000	A	100.00	100.00	1	LOT 212 RIDGEWOOD UNIT 3 MOR S-41
477-240-017-000	A	100.00	100.00	1	LOT 167 WOODCREEK OAKS UNIT 9-A S-13
477-650-043-000	A	100.00	100.00	1	LOT 154 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-560-022-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-410-029-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-460-018-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS VILL 4-PH A T-65
477-630-014-000	A	100.00	100.00	1	LOT 152 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-650-007-000	A	100.00	100.00	1	LOT 118 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-260-001-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS UNIT 9-C S-15
477-400-026-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-020-012-000	A	100.00	100.00	1	LOT 92 SILVERADO VILLAGE UNIT 2 PH B S-39
477-240-035-000	A	100.00	100.00	1	LOT 185 WOODCREEK OAKS UNIT 9-4 S-13
480-080-062-000	A	100.00	100.00	1	POR LT 429A SILVERADO OAKS UNIT 7 PH F MOR T-82
477-190-022-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-560-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-010-049-000	A	100.00	100.00	1	LOT 49 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-330-024-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-210-014-000	A	100.00	100.00	1	LOT 86 RIDGEWOOD UNIT 1 R-87
477-570-027-000	A	100.00	100.00	1	LOT 436 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-280-007-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS UNIT 9-D S-16
477-190-040-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-400-008-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-040-014-000	A	100.00	100.00	1	LOT 108 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-002-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS UNIT 9-C S-15
477-280-025-000	A	100.00	100.00	1	LOT 148 WOODCREEK OAKS UNIT 9-D S-16
477-480-015-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS VILL 4 PHASE B T-66
477-570-009-000	A	100.00	100.00	1	LOT 330 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-010-067-000	A	100.00	100.00	1	LOT 67 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-300-040-000	A	100.00	100.00	1	LOT 308 WOODCREEK OAKS UNIT 10 S-22
477-310-063-000	A	100.00	100.00	1	LOT 252 WOODCREEK OAKS UNIT 10 S-22
477-540-016-000	A	100.00	100.00	1	LOT 257 WOODCREEK OAKS VILL 3 T-67
480-030-022-000	A	100.00	100.00	1	LOT 103 SILVERADO OAKS UNIT NO 7 PH A T-77
477-360-014-000	A	100.00	100.00	1	LOT 106 RIDGEWOOD UNIT 2 S-40
477-530-001-000	A	100.00	100.00	1	LOT 234 WOODCREEK OAKS VILL 3 T-67
477-490-003-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS VILL 4 PHASE B T-66
477-350-008-000	A	100.00	100.00	1	LOT 126 WOODCREEK OAKS VILLAGE 7C S-33

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-550-030-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-190-057-000	A	100.00	100.00	1	LOT 138 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-270-019-000	A	100.00	100.00	1	LOT 103 WOODCREEK OAKS UNIT 9-C S-15
477-370-010-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-060-011-000	A	100.00	100.00	1	LOT 31 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-022-000	A	100.00	100.00	1	LOT 282 WOODCREEK OAKS UNIT 10 S-22
477-490-021-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS VILL 4 PHASE B T-66
477-520-005-000	A	100.00	100.00	1	LOT 278 WOODCREEK OAKS VILL 3 T-67
477-330-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-350-044-000	A	100.00	100.00	1	LOT 162 WOODCREEK OAKS VILLAGE 7C S-33
477-430-028-000	A	100.00	100.00	1	LOT 458 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-300-004-000	A	100.00	100.00	1	LOT 264 WOODCREEK OAKS UNIT 10 S-22
480-090-032-000	A	100.00	100.00	1	LOT 382 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-020-065-000	A	100.00	100.00	1	LOT 145 SILVERADO VILLAGE UNIT 2 PH B S-39
477-230-011-000	A	100.00	100.00	1	LOT 33 RIDGEWOOD UNIT 1 R-87
480-080-026-000	A	100.00	100.00	1	LOT 418 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-360-050-000	A	100.00	100.00	1	LOT 142 RIDGEWOOD UNIT 2 S-40
477-210-039-000	A	100.00	100.00	1	LOT 230 RIDGEWOOD UNIT 4 S-100
480-020-047-000	A	100.00	100.00	1	LOT 127 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-032-000	A	100.00	100.00	1	LOT 124 RIDGEWOOD UNIT 2 S-40
477-600-003-000	A	100.00	100.00	1	LOT 159 WOODCREEK OAKS VILL 2 U-20
477-350-026-000	A	100.00	100.00	1	LOT 144 WOODCREEK OAKS VILLAGE 7C S-33
477-390-034-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS VILLAGE 7C UNIT B MOR S-74
477-250-013-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS UNIT 9-B S-14
477-640-019-000	A	100.00	100.00	1	LOT 191 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-560-029-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-660-021-000	A	100.00	100.00	1	LOT 124 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-380-028-000	A	100.00	100.00	1	LOT 161 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-500-007-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS VILL 4-PH B T-66
477-410-022-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-260-018-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS UNIT 9-C S-15
480-080-069-000	A	100.00	100.00	1	LOT 426 B & POR 431 B SILVERADO OAKS U7 PH F T-82
480-010-006-000	A	100.00	100.00	1	LOT 6 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-420-045-000	A	100.00	100.00	1	LOT 394 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-340-016-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS VILLAGE 7B S-32
477-620-008-000	A	100.00	100.00	1	LOT 206 WOODCREEK OAKS VILL 2 U-20
477-420-009-000	A	100.00	100.00	1	LOT 358 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-090-022-000	A	100.00	100.00	1	LOT 374 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-380-046-000	A	100.00	100.00	1	LOT 179 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-420-063-000	A	100.00	100.00	1	LOT 427 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-440-038-000	A	100.00	100.00	1	LOT 38 RIDGEWOOD OAKS UNIT NO 5 T-59
477-200-062-000	A	100.00	100.00	1	LOT 205 RIDGEWOOD UNIT 3 MOR S-41
477-660-003-000	A	100.00	100.00	1	LOT 106 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-380-064-000	A	100.00	100.00	1	POR LOT 121 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-090-004-000	A	100.00	100.00	1	LOT 357 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-590-006-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-570-010-000	A	100.00	100.00	1	LOT 331 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-010-060-000	A	100.00	100.00	1	LOT 60 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-580-005-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-023-000	A	100.00	100.00	1	LOT 103 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-190-029-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-550-012-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-310-053-000	A	100.00	100.00	1	LOT 242 WOODCREEK OAKS UNIT 10 S-22
477-420-027-000	A	100.00	100.00	1	LOT 376 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-620-026-000	A	100.00	100.00	1	LOT 224 WOODCREEK OAKS VILL 2 U-20
477-290-021-000	A	100.00	100.00	1	LOT 133 WOODCREEK OAKS UNIT 9-D S-16
477-410-004-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-070-016-000	A	100.00	100.00	1	LOT 75 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-029-000	A	100.00	100.00	1	LOT 289 WOODCREEK OAKS UNIT 10 S-22
477-310-035-000	A	100.00	100.00	1	LOT 224 WOODCREEK OAKS UNIT 10 S-22
477-370-009-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-290-003-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS UNIT 9-D S-16
477-370-027-000	A	100.00	100.00	1	LOT 103 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-030-029-000	A	100.00	100.00	1	LOT 116 SILVERADO OAKS UNIT NO 7 PH A T-77
477-430-011-000	A	100.00	100.00	1	LOT 410 WOODCREEK OAKS VILLAGE 11 UNIT B T-8

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-310-017-000	A	100.00	100.00	1	LOT 206 WOODCREEK OAKS UNIT 10 S-22
477-200-008-000	A	100.00	100.00	1	LOT 8 RIDGEWOOD UNIT 1 R-87
477-270-020-000	A	100.00	100.00	1	LOT 104 WOODCREEK OAKS UNIT 9-C S-15
477-320-041-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-530-018-000	A	100.00	100.00	1	LOT 270 WOODCREEK OAKS VILL 3 T-67
480-010-042-000	A	100.00	100.00	1	LOT 42 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-320-005-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-340-034-000	A	100.00	100.00	1	LOT 117 WOODCREEK OAKS VILLAGE 7B S-32
477-210-032-000	A	100.00	100.00	1	LOT 223 RIDGEWOOD UNIT 4 S-100
477-610-016-000	A	100.00	100.00	1	LOT 178 WOODCREEK OAKS VILL 2 U-20
477-360-039-000	A	100.00	100.00	1	LOT 131 RIDGEWOOD UNIT 2 S-40
477-230-028-000	A	100.00	100.00	1	LOT 68 RIDGEWOOD UNIT 1 R-87
477-230-046-000	A	100.00	100.00	1	POR LOTS 78 & 79 RIDGEWOOD UNIT 1 R-87
477-440-021-000	A	100.00	100.00	1	LOT 21 RIDGEWOOD OAKS UNIT NO 5 T-59
477-200-026-000	A	100.00	100.00	1	LOT 169 RIDGEWOOD UNIT 3 MOR S-41
477-200-044-000	A	100.00	100.00	1	LOT 187 RIDGEWOOD UNIT 3 MOR S-41
477-320-023-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-020-030-000	A	100.00	100.00	1	LOT 110 SILVERADO VILLAGE UNIT 2 PH B S-39
477-210-050-000	A	100.00	100.00	1	LOT 241 RIDGEWOOD UNIT 4 S-100
480-090-039-000	A	100.00	100.00	1	LOT 393 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-010-024-000	A	100.00	100.00	1	LOT 24 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-380-011-000	A	100.00	100.00	1	LOT 144 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-370-045-000	A	100.00	100.00	1	LOT 130 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-660-038-000	A	100.00	100.00	1	LOT 174 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-640-002-000	A	100.00	100.00	1	LOT 101 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-440-003-000	A	100.00	100.00	1	LOT 3 RIDGEWOOD OAKS UNIT NO 5 T-59
477-210-002-000	A	100.00	100.00	1	LOT 40 RIDGEWOOD UNIT 1 R-87
477-360-037-000	A	100.00	100.00	1	LOT 129 RIDGEWOOD UNIT 2 S-40
480-020-040-000	A	100.00	100.00	1	LOT 120 SILVERADO VILLAGE UNIT 2 PH B S-39
477-430-023-000	A	100.00	100.00	1	LOT 453 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-240-007-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS UNIT 9-A S-13
477-560-012-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-019-000	A	100.00	100.00	1	LOT 111 RIDGEWOOD UNIT 2 S-40
477-390-026-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-050-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS UNIT NO 7 PH A T-77
480-090-037-000	A	100.00	100.00	1	LOT 391 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-540-008-000	A	100.00	100.00	1	LOT 245 WOODCREEK OAKS VILL 3 T-67
477-590-001-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-360-073-000	A	100.00	100.00	1	LOT 165 RIDGEWOOD UNIT 2 S-40
477-240-025-000	A	100.00	100.00	1	LOT 175 WOODCREEK OAKS UNIT 9-A S-13
480-010-079-000	A	100.00	100.00	1	LOT 79 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-430-005-000	A	100.00	100.00	1	LOT 404 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-350-034-000	A	100.00	100.00	1	LOT 152 WOODCREEK OAKS VILLAGE 7C S-33
477-270-014-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS UNIT 9-C S-15
480-020-022-000	A	100.00	100.00	1	LOT 102 SILVERADO VILLAGE UNIT 2 PH B S-39
477-400-016-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-650-017-000	A	100.00	100.00	1	LOT 128 WOODCREEK OAKS UNIT #1 PH C MOR U-75
480-040-002-000	A	100.00	100.00	1	LOT 37 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-017-000	A	100.00	100.00	1	LOT 140 WOODCREEK OAKS UNIT 9-D S-16
477-450-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS VILL 4-PH A T-65
477-200-059-000	A	100.00	100.00	1	LOT 202 RIDGEWOOD UNIT 3 MOR S-41
477-320-011-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-390-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-270-032-000	A	100.00	100.00	1	LOT 116 WOODCREEK OAKS UNIT 9-C S-15
480-020-004-000	A	100.00	100.00	1	LOT 84 SILVERADO VILLAGE UNIT 2 PH B S-39
480-080-070-000	A	100.00	100.00	1	LOT 431 A & POR 431 B SILVERADO OAKS U7 PH F T-82
477-190-012-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-380-005-000	A	100.00	100.00	1	LOT 138 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-220-009-000	A	100.00	100.00	1	LOT 66 RIDGEWOOD UNIT 1 R-87
480-010-001-000	A	100.00	100.00	1	LOT 1 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-630-002-000	A	100.00	100.00	1	LOT 140 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-550-029-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-055-000	A	100.00	100.00	1	LOT 147 RIDGEWOOD UNIT 2 S-40
477-630-019-000	A	100.00	100.00	1	LOT 157 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-190-047-000	A	100.00	100.00	1	LOT 128 WOODCREEK OAKS VILLAGE 8 UNIT A S-3

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-490-013-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS VILL 4 PHASE B T-66
477-300-012-000	A	100.00	100.00	1	LOT 272 WOODCREEK OAKS UNIT 10 S-22
477-190-065-000	A	100.00	100.00	1	LOT 146 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-300-047-000	A	100.00	100.00	1	LOT 315 WOODCREEK OAKS UNIT 10 S-22
480-030-012-000	A	100.00	100.00	1	LOT 59 SILVERADO OAKS UNIT NO 7 PH A T-77
477-420-058-000	A	100.00	100.00	1	LOT 422 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-570-033-000	A	100.00	100.00	1	LOT 442 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-480-009-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS VILL 4 PHASE B T-66
480-040-019-000	A	100.00	100.00	1	LOT 118 SILVERADO OAKS UNIT NO 7 PH A T-77
477-350-016-000	A	100.00	100.00	1	LOT 134 WOODCREEK OAKS VILLAGE 7C S-33
477-410-030-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-580-011-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-360-002-000	A	100.00	100.00	1	LOT 94 RIDGEWOOD UNIT 2 S-40
477-330-018-000	A	100.00	100.00	1	LOT 65 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-570-015-000	A	100.00	100.00	1	LOT 336 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-510-007-000	A	100.00	100.00	1	LOT 308 WOODCREEK OAKS VILL 3 T-67
477-650-035-000	A	100.00	100.00	1	LOT 146 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-380-048-000	A	100.00	100.00	1	LOT 181 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-080-016-000	A	100.00	100.00	1	LOT 410A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-020-057-000	A	100.00	100.00	1	LOT 137 SILVERADO VILLAGE UNIT 2 PH B S-39
477-600-013-000	A	100.00	100.00	1	LOT 194 WOODCREEK OAKS VILL 2 U-20
477-210-019-000	A	100.00	100.00	1	LOT 91 RIDGEWOOD UNIT 1 R-87
477-530-024-000	A	100.00	100.00	1	LOT 282 WOODCREEK OAKS VILL 3 T-67
477-340-008-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS VILLAGE 7B S-32
480-050-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS UNIT NO 7 PH A T-77
477-370-015-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-020-029-000	A	100.00	100.00	1	LOT 109 SILVERADO VILLAGE UNIT 2 PH B S-39
477-200-034-000	A	100.00	100.00	1	LOT 177 RIDGEWOOD UNIT 3 MOR S-41
480-010-072-000	A	100.00	100.00	1	LOT 72 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-660-031-000	A	100.00	100.00	1	LOT 167 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-090-012-000	A	100.00	100.00	1	LOT 365 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-340-026-000	A	100.00	100.00	1	LOT 109 WOODCREEK OAKS VILLAGE 7B S-32
480-070-008-000	A	100.00	100.00	1	LOT 67 SILVERADO OAKS UNIT NO 7 PH A T-77
477-520-011-000	A	100.00	100.00	1	LOT 296 WOODCREEK OAKS VILL 3 T-67
477-410-012-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-210-037-000	A	100.00	100.00	1	LOT 228 RIDGEWOOD UNIT 4 S-100
477-660-013-000	A	100.00	100.00	1	LOT 116 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-370-033-000	A	100.00	100.00	1	LOT 109 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-060-005-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS UNIT NO 7 PH A T-77
477-200-052-000	A	100.00	100.00	1	LOT 195 RIDGEWOOD UNIT 3 MOR S-41
477-550-004-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-020-000	A	100.00	100.00	1	LOT 112 RIDGEWOOD UNIT 2 S-40
477-250-021-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS UNIT 9-B S-14
480-010-036-000	A	100.00	100.00	1	LOT 36 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-220-010-000	A	100.00	100.00	1	LOT 81 RIDGEWOOD UNIT 1 R-87
477-320-028-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-070-026-000	A	100.00	100.00	1	LOT 85 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-055-000	A	100.00	100.00	1	LOT 246 RIDGEWOOD UNIT 4 S-100
477-320-046-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-550-022-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-010-018-000	A	100.00	100.00	1	LOT 18 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-005-000	A	100.00	100.00	1	LOT 27 RIDGEWOOD UNIT 1 R-87
477-260-006-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS UNIT 9-C S-15
480-030-030-000	A	100.00	100.00	1	LOT 117 SILVERADO OAKS UNIT NO 7 PH A T-77
477-230-023-000	A	100.00	100.00	1	LOT 57 RIDGEWOOD UNIT 1 R-87
477-250-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS UNIT 9-B S-14
477-200-070-000	A	100.00	100.00	1	LOT 213 RIDGEWOOD UNIT 3 MOR S-41
477-310-043-000	A	100.00	100.00	1	LOT 232 WOODCREEK OAKS UNIT 10 S-22
477-620-016-000	A	100.00	100.00	1	LOT 214 WOODCREEK OAKS VILL 2 U-20
477-420-051-000	A	100.00	100.00	1	LOT 400 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-300-030-000	A	100.00	100.00	1	LOT 298 WOODCREEK OAKS UNIT 10 S-22
477-630-020-000	A	100.00	100.00	1	LOT 158 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-610-008-000	A	100.00	100.00	1	LOT 170 WOODCREEK OAKS VILL 2 U-20
477-470-002-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS VILL 4-PH A T-65
477-190-030-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT A S-3

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-310-025-000	A	100.00	100.00	1	LOT 214 WOODCREEK OAKS UNIT 10 S-22
477-640-014-000	A	100.00	100.00	1	LOT 162 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-330-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-260-024-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS UNIT 9-C S-15
477-290-013-000	A	100.00	100.00	1	LOT 125 WOODCREEK OAKS UNIT 9-D S-16
477-310-007-000	A	100.00	100.00	1	LOT 196 WOODCREEK OAKS UNIT 10 S-22
477-380-023-000	A	100.00	100.00	1	LOT 156 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-420-015-000	A	100.00	100.00	1	LOT 364 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-040-020-000	A	100.00	100.00	1	LOT 119 SILVERADO OAKS UNIT NO 7 PH A T-77
477-480-010-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS VILL 4 PHASE B T-66
477-580-028-000	A	100.00	100.00	1	LOT 108 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-380-041-000	A	100.00	100.00	1	LOT 174 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-440-031-000	A	100.00	100.00	1	LOT 31 RIDGEWOOD OAKS UNIT NO 5 T-59
477-530-006-000	A	100.00	100.00	1	LOT 251 WOODCREEK OAKS VILL 3 T-67
477-610-026-000	A	100.00	100.00	1	LOT 229 WOODCREEK OAKS VILL 2 U-20
477-210-020-000	A	100.00	100.00	1	LOT 92 RIDGEWOOD UNIT 1 R-87
477-420-033-000	A	100.00	100.00	1	LOT 382 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-010-054-000	A	100.00	100.00	1	LOT 54 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-016-000	A	100.00	100.00	1	LOT 16 RIDGEWOOD UNIT 1 R-87
477-440-013-000	A	100.00	100.00	1	LOT 13 RIDGEWOOD OAKS UNIT NO 5 T-59
477-560-030-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-065-000	A	100.00	100.00	1	LOT 157 RIDGEWOOD UNIT 2 S-40
480-070-001-000	A	100.00	100.00	1	LOT 60 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-030-000	A	100.00	100.00	1	LOT 221 RIDGEWOOD UNIT 4 S-100
477-660-048-000	A	100.00	100.00	1	LOT 184 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-560-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-080-024-000	A	100.00	100.00	1	LOT 416 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-280-009-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS UNIT 9-D S-16
477-310-058-000	A	100.00	100.00	1	LOT 247 WOODCREEK OAKS UNIT 10 S-22
477-570-025-000	A	100.00	100.00	1	LOT 434 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-210-012-000	A	100.00	100.00	1	LOT 50 RIDGEWOOD UNIT 1 R-87
480-020-050-000	A	100.00	100.00	1	LOT 130 SILVERADO VILLAGE UNIT 2 PH B S-39
477-350-024-000	A	100.00	100.00	1	LOT 142 WOODCREEK OAKS VILLAGE 7C S-33
477-400-006-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-280-027-000	A	100.00	100.00	1	LOT 150 WOODCREEK OAKS UNIT 9-D S-16
480-040-012-000	A	100.00	100.00	1	LOT 47 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-004-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS UNIT 9-C S-15
480-080-042-000	A	100.00	100.00	1	LOT 430 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-020-032-000	A	100.00	100.00	1	LOT 112 SILVERADO VILLAGE UNIT 2 PH B S-39
477-340-001-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS VILLAGE 7B S-32
477-360-047-000	A	100.00	100.00	1	LOT 139 RIDGEWOOD UNIT 2 S-40
477-570-007-000	A	100.00	100.00	1	LOT 328 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-380-013-000	A	100.00	100.00	1	LOT 146 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-390-036-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-510-015-000	A	100.00	100.00	1	LOT 316 WOODCREEK OAKS VILL 3 T-67
477-540-018-000	A	100.00	100.00	1	LOT 259 WOODCREEK OAKS VILL 3 T-67
480-010-069-000	A	100.00	100.00	1	LOT 69 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-049-000	A	100.00	100.00	1	LOT 192 RIDGEWOOD UNIT 3 MOR S-41
477-650-027-000	A	100.00	100.00	1	LOT 138 WOODCREEK OAKS UNIT #1 PH C MOR U-75
480-030-019-000	A	100.00	100.00	1	LOT 100 SILVERADO OAKS UNIT NO 7 PH A T-77
477-200-067-000	A	100.00	100.00	1	LOT 210 RIDGEWOOD UNIT 3 MOR S-41
477-390-018-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-650-009-000	A	100.00	100.00	1	LOT 120 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-430-013-000	A	100.00	100.00	1	LOT 412 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-460-016-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS VILL 4-PH A T-65
477-630-012-000	A	100.00	100.00	1	LOT 150 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-500-010-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS VILL 4-PH B T-66
480-020-014-000	A	100.00	100.00	1	LOT 94 SILVERADO VILLAGE UNIT 2 PH B S-39
477-350-042-000	A	100.00	100.00	1	LOT 160 WOODCREEK OAKS VILLAGE 7C S-33
477-300-019-000	A	100.00	100.00	1	LOT 279 WOODCREEK OAKS UNIT 10 S-22
477-270-022-000	A	100.00	100.00	1	LOT 106 WOODCREEK OAKS UNIT 9-C S-15
480-050-017-000	A	100.00	100.00	1	LOT 17 SILVERADO OAKS UNIT NO 7 PH A T-77
480-080-060-000	A	100.00	100.00	1	POR LT 428B SILVERADO OAKS UNIT 7 PH F MOR T-82
477-420-068-000	A	100.00	100.00	1	LOT 432 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-300-002-000	A	100.00	100.00	1	LOT 262 WOODCREEK OAKS UNIT 10 S-22

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-190-019-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-330-026-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-600-005-000	A	100.00	100.00	1	LOT 161 WOODCREEK OAKS VILL 2 U-20
477-300-037-000	A	100.00	100.00	1	LOT 305 WOODCREEK OAKS UNIT 10 S-22
477-310-061-000	A	100.00	100.00	1	LOT 250 WOODCREEK OAKS UNIT 10 S-22
477-190-037-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
480-030-002-000	A	100.00	100.00	1	LOT 49 SILVERADO OAKS UNIT NO 7 PH A T-77
477-610-001-000	A	100.00	100.00	1	LOT 163 WOODCREEK OAKS VILL 2 U-20
477-250-011-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS UNIT 9-B S-14
477-360-012-000	A	100.00	100.00	1	LOT 104 RIDGEWOOD UNIT 2 S-40
477-410-020-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-240-015-000	A	100.00	100.00	1	LOT 165 WOODCREEK OAKS UNIT 9-A S-13
477-350-006-000	A	100.00	100.00	1	LOT 124 WOODCREEK OAKS VILLAGE 7C S-33
477-490-005-000	A	100.00	100.00	1	LOT 59 WOODCREEK OAKS VILL 4 PHASE B T-66
477-650-045-000	A	100.00	100.00	1	LOT 156 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-190-055-000	A	100.00	100.00	1	LOT 136 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
480-090-020-000	A	100.00	100.00	1	LOT 372B SILVERADO OAKS UNIT 7 PH F MOR T-82
477-490-023-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS VILL 4 PHASE B T-66
477-240-033-000	A	100.00	100.00	1	LOT 183 WOODCREEK OAKS UNIT 9-A S-13
477-560-019-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-330-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-080-006-000	A	100.00	100.00	1	LOT 388 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-400-024-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-520-003-000	A	100.00	100.00	1	LOT 276 WOODCREEK OAKS VILL 3 T-67
480-020-039-000	A	100.00	100.00	1	LOT 119 SILVERADO VILLAGE UNIT 2 PH B S-39
477-590-008-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-090-002-000	A	100.00	100.00	1	LOT 355 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-540-001-000	A	100.00	100.00	1	LOT 238 WOODCREEK OAKS VILL 3 T-67
480-090-030-000	A	100.00	100.00	1	LOT 380 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-010-062-000	A	100.00	100.00	1	LOT 62 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-580-003-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-200-024-000	A	100.00	100.00	1	LOT 167 RIDGEWOOD UNIT 3 MOR S-41
477-210-047-000	A	100.00	100.00	1	LOT 238 RIDGEWOOD UNIT 4 S-100
477-230-013-000	A	100.00	100.00	1	LOT 35 RIDGEWOOD UNIT 1 R-87
477-280-010-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS UNIT 9-D S-16
477-580-021-000	A	100.00	100.00	1	LOT 101 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-010-026-000	A	100.00	100.00	1	LOT 26 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-210-065-000	A	100.00	100.00	1	LOT 256 RIDGEWOOD UNIT 4 S-100
477-360-030-000	A	100.00	100.00	1	LOT 122 RIDGEWOOD UNIT 2 S-40
480-010-080-000	A	100.00	100.00	1	LOT 80 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-042-000	A	100.00	100.00	1	LOT 185 RIDGEWOOD UNIT 3 MOR S-41
477-660-041-000	A	100.00	100.00	1	LOT 177 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-550-014-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-230-031-000	A	100.00	100.00	1	LOT 71 RIDGEWOOD UNIT 1 R-87
477-310-051-000	A	100.00	100.00	1	LOT 240 WOODCREEK OAKS UNIT 10 S-22
477-370-043-000	A	100.00	100.00	1	LOT 128 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-290-023-000	A	100.00	100.00	1	LOT 135 WOODCREEK OAKS UNIT 9-D S-16
477-410-002-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-070-018-000	A	100.00	100.00	1	LOT 77 SILVERADO OAKS UNIT NO 7 PH A T-77
477-420-025-000	A	100.00	100.00	1	LOT 374 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-030-020-000	A	100.00	100.00	1	LOT 101 SILVERADO OAKS UNIT NO 7 PH A T-77
480-080-067-000	A	100.00	100.00	1	LOT 411 A & POR 411 B SILVERADO OAKS U7 PH F T-82
477-660-023-000	A	100.00	100.00	1	LOT 126 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-270-029-000	A	100.00	100.00	1	LOT 113 WOODCREEK OAKS UNIT 9-C S-15
477-260-016-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS UNIT 9-C S-15
477-650-010-000	A	100.00	100.00	1	LOT 121 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-310-033-000	A	100.00	100.00	1	LOT 222 WOODCREEK OAKS UNIT 10 S-22
477-500-009-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS VILL 4-PH B T-66
477-550-032-000	A	100.00	100.00	1	LOT 67 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-010-008-000	A	100.00	100.00	1	LOT 8 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-620-006-000	A	100.00	100.00	1	LOT 204 WOODCREEK OAKS VILL 2 U-20
480-060-013-000	A	100.00	100.00	1	LOT 33 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-020-000	A	100.00	100.00	1	LOT 280 WOODCREEK OAKS UNIT 10 S-22
477-310-015-000	A	100.00	100.00	1	LOT 204 WOODCREEK OAKS UNIT 10 S-22
477-340-018-000	A	100.00	100.00	1	LOT 101 WOODCREEK OAKS VILLAGE 7B S-32

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-420-007-000	A	100.00	100.00	1	LOT 356 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-320-038-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-390-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-660-005-000	A	100.00	100.00	1	LOT 108 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-060-000	A	100.00	100.00	1	LOT 203 RIDGEWOOD UNIT 3 MOR S-41
477-320-003-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-460-006-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS VILL 4-PH A T-65
477-610-018-000	A	100.00	100.00	1	LOT 180 WOODCREEK OAKS VILL 2 U-20
477-190-020-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-440-023-000	A	100.00	100.00	1	LOT 23 RIDGEWOOD OAKS UNIT NO 5 T-59
477-470-012-000	A	100.00	100.00	1	LOT 35 WOODCREEK OAKS VILL 4-PH A T-65
477-450-011-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS VILL 4-PH A T-65
477-320-021-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-440-005-000	A	100.00	100.00	1	LOT 5 RIDGEWOOD OAKS UNIT NO 5 T-59
477-620-024-000	A	100.00	100.00	1	LOT 222 WOODCREEK OAKS VILL 2 U-20
477-640-004-000	A	100.00	100.00	1	LOT 103 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-410-019-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-310-068-000	A	100.00	100.00	1	LOT 257 WOODCREEK OAKS UNIT 10 S-22
477-420-043-000	A	100.00	100.00	1	LOT 392 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-640-022-000	A	100.00	100.00	1	LOT 194 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-370-007-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-250-028-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS UNIT 9-B S-14
477-370-025-000	A	100.00	100.00	1	LOT 101 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-031-000	A	100.00	100.00	1	LOT 164 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-560-020-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-290-005-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS UNIT 9-D S-16
477-420-061-000	A	100.00	100.00	1	LOT 425 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-200-006-000	A	100.00	100.00	1	LOT 6 RIDGEWOOD UNIT 1 R-87
480-010-044-000	A	100.00	100.00	1	LOT 44 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-090-019-000	A	100.00	100.00	1	LOT 372A SILVERADO OAKS UNIT 7 PH F MOR T-82
477-530-016-000	A	100.00	100.00	1	LOT 268 WOODCREEK OAKS VILL 3 T-67
477-480-012-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS VILL 4 PHASE B T-66
477-350-023-000	A	100.00	100.00	1	LOT 141 WOODCREEK OAKS VILLAGE 7C S-33
477-520-008-000	A	100.00	100.00	1	LOT 293 WOODCREEK OAKS VILL 3 T-67
477-280-019-000	A	100.00	100.00	1	LOT 142 WOODCREEK OAKS UNIT 9-D S-16
477-510-014-000	A	100.00	100.00	1	LOT 315 WOODCREEK OAKS VILL 3 T-67
477-310-039-000	A	100.00	100.00	1	LOT 228 WOODCREEK OAKS UNIT 10 S-22
477-350-041-000	A	100.00	100.00	1	LOT 159 WOODCREEK OAKS VILLAGE 7C S-33
480-070-011-000	A	100.00	100.00	1	LOT 70 SILVERADO OAKS UNIT NO 7 PH A T-77
477-660-049-000	A	100.00	100.00	1	LOT 185 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-310-075-000	A	100.00	100.00	1	LOT 293 WOODCREEK OAKS UNIT 10 S-22
477-330-021-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-080-023-000	A	100.00	100.00	1	LOT 415 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-020-051-000	A	100.00	100.00	1	LOT 131 SILVERADO VILLAGE UNIT 2 PH B S-39
477-350-005-000	A	100.00	100.00	1	LOT 123 WOODCREEK OAKS VILLAGE 7C S-33
477-490-006-000	A	100.00	100.00	1	LOT 60 WOODCREEK OAKS VILL 4 PHASE B T-66
480-020-033-000	A	100.00	100.00	1	LOT 113 SILVERADO VILLAGE UNIT 2 PH B S-39
477-340-011-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS VILLAGE 7B S-32
477-360-035-000	A	100.00	100.00	1	LOT 127 RIDGEWOOD UNIT 2 S-40
477-300-027-000	A	100.00	100.00	1	LOT 287 WOODCREEK OAKS UNIT 10 S-22
477-600-006-000	A	100.00	100.00	1	LOT 162 WOODCREEK OAKS VILL 2 U-20
480-020-015-000	A	100.00	100.00	1	LOT 95 SILVERADO VILLAGE UNIT 2 PH B S-39
480-030-009-000	A	100.00	100.00	1	LOT 56 SILVERADO OAKS UNIT NO 7 PH A T-77
477-390-028-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-030-027-000	A	100.00	100.00	1	LOT 114 SILVERADO OAKS UNIT NO 7 PH A T-77
477-330-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-300-009-000	A	100.00	100.00	1	LOT 269 WOODCREEK OAKS UNIT 10 S-22
477-360-017-000	A	100.00	100.00	1	LOT 109 RIDGEWOOD UNIT 2 S-40
477-370-029-000	A	100.00	100.00	1	LOT 105 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-200-048-000	A	100.00	100.00	1	LOT 191 RIDGEWOOD UNIT 3 MOR S-41
477-650-019-000	A	100.00	100.00	1	LOT 130 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-570-040-000	A	100.00	100.00	1	LOT 449 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-040-017-000	A	100.00	100.00	1	LOT 111 SILVERADO OAKS UNIT NO 7 PH A T-77
477-650-002-000	A	100.00	100.00	1	LOT 113 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-220-012-000	A	100.00	100.00	1	LOT 83 RIDGEWOOD UNIT 1 R-87

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-240-032-000	A	100.00	100.00	1	LOT 182 WOODCREEK OAKS UNIT 9-A S-13
477-250-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS UNIT 9-B S-14
477-610-011-000	A	100.00	100.00	1	LOT 173 WOODCREEK OAKS VILL 2 U-20
477-190-027-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-650-037-000	A	100.00	100.00	1	LOT 148 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-210-017-000	A	100.00	100.00	1	LOT 89 RIDGEWOOD UNIT 1 R-87
477-420-029-000	A	100.00	100.00	1	LOT 378 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-570-022-000	A	100.00	100.00	1	LOT 343 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-360-053-000	A	100.00	100.00	1	LOT 145 RIDGEWOOD UNIT 2 S-40
477-400-005-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-190-045-000	A	100.00	100.00	1	LOT 101 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-560-027-000	A	100.00	100.00	1	LOT 27 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-460-013-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS VILL 4-PH A T-65
477-270-007-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS UNIT 9-C S-15
477-630-017-000	A	100.00	100.00	1	LOT 155 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-430-016-000	A	100.00	100.00	1	LOT 415 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-050-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS UNIT NO 7 PH A T-77
477-190-063-000	A	100.00	100.00	1	LOT 144 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-270-025-000	A	100.00	100.00	1	LOT 109 WOODCREEK OAKS UNIT 9-C S-15
477-400-023-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-090-010-000	A	100.00	100.00	1	LOT 363 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-300-045-000	A	100.00	100.00	1	LOT 313 WOODCREEK OAKS UNIT 10 S-22
477-560-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-410-010-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-570-004-000	A	100.00	100.00	1	LOT 325 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-360-071-000	A	100.00	100.00	1	LOT 163 RIDGEWOOD UNIT 2 S-40
477-280-002-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS UNIT 9-D S-16
477-240-014-000	A	100.00	100.00	1	LOT 164 WOODCREEK OAKS UNIT 9-A S-13
477-550-015-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-320-026-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-070-028-000	A	100.00	100.00	1	LOT 87 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-020-000	A	100.00	100.00	1	LOT 143 WOODCREEK OAKS UNIT 9-D S-16
477-310-050-000	A	100.00	100.00	1	LOT 239 WOODCREEK OAKS UNIT 10 S-22
480-020-058-000	A	100.00	100.00	1	LOT 138 SILVERADO VILLAGE UNIT 2 PH B S-39
477-200-005-000	A	100.00	100.00	1	LOT 5 RIDGEWOOD UNIT 1 R-87
477-290-024-000	A	100.00	100.00	1	LOT 136 WOODCREEK OAKS UNIT 9-D S-16
477-540-011-000	A	100.00	100.00	1	LOT 248 WOODCREEK OAKS VILL 3 T-67
477-320-044-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-370-004-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-200-023-000	A	100.00	100.00	1	LOT 166 RIDGEWOOD UNIT 3 MOR S-41
477-310-032-000	A	100.00	100.00	1	LOT 221 WOODCREEK OAKS UNIT 10 S-22
477-530-031-000	A	100.00	100.00	1	LOT 289 WOODCREEK OAKS VILL 3 T-67
477-200-041-000	A	100.00	100.00	1	LOT 184 RIDGEWOOD UNIT 3 MOR S-41
477-660-042-000	A	100.00	100.00	1	LOT 178 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-310-014-000	A	100.00	100.00	1	LOT 203 WOODCREEK OAKS UNIT 10 S-22
477-370-022-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-530-013-000	A	100.00	100.00	1	LOT 265 WOODCREEK OAKS VILL 3 T-67
477-420-057-000	A	100.00	100.00	1	LOT 421 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-640-007-000	A	100.00	100.00	1	LOT 134 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-440-006-000	A	100.00	100.00	1	LOT 6 RIDGEWOOD OAKS UNIT NO 5 T-59
477-300-010-000	A	100.00	100.00	1	LOT 270 WOODCREEK OAKS UNIT 10 S-22
477-370-040-000	A	100.00	100.00	1	LOT 116 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-340-028-000	A	100.00	100.00	1	LOT 111 WOODCREEK OAKS VILLAGE 7B S-32
480-030-010-000	A	100.00	100.00	1	LOT 57 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-035-000	A	100.00	100.00	1	LOT 226 RIDGEWOOD UNIT 4 S-100
477-320-008-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-380-016-000	A	100.00	100.00	1	LOT 149 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-390-011-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-650-020-000	A	100.00	100.00	1	LOT 131 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-460-005-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS VILL 4-PH A T-65
477-660-024-000	A	100.00	100.00	1	LOT 127 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-010-038-000	A	100.00	100.00	1	LOT 38 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-620-005-000	A	100.00	100.00	1	LOT 203 WOODCREEK OAKS VILL 2 U-20
477-380-034-000	A	100.00	100.00	1	LOT 167 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-210-053-000	A	100.00	100.00	1	LOT 244 RIDGEWOOD UNIT 4 S-100

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-420-004-000	A	100.00	100.00	1	LOT 353 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-580-026-000	A	100.00	100.00	1	LOT 106 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-010-021-000	A	100.00	100.00	1	LOT 21 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-450-001-000	A	100.00	100.00	1	LOT 1 WOODCREEK OAKS VILL 4-PH A T-65
477-660-006-000	A	100.00	100.00	1	LOT 109 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-620-023-000	A	100.00	100.00	1	LOT 221 WOODCREEK OAKS VILL 2 U-20
477-570-029-000	A	100.00	100.00	1	LOT 438 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-010-056-000	A	100.00	100.00	1	LOT 56 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-190-010-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-610-028-000	A	100.00	100.00	1	LOT 231 WOODCREEK OAKS VILL 2 U-20
480-010-003-000	A	100.00	100.00	1	LOT 3 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-016-000	A	100.00	100.00	1	LOT 38 RIDGEWOOD UNIT 1 R-87
477-420-040-000	A	100.00	100.00	1	LOT 389 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-440-024-000	A	100.00	100.00	1	LOT 24 RIDGEWOOD OAKS UNIT NO 5 T-59
477-240-039-000	A	100.00	100.00	1	LOT 189 WOODCREEK OAKS UNIT 9-4 S-13
477-380-052-000	A	100.00	100.00	1	LOT 185 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-500-002-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS VILL 4-PH B T-66
477-410-009-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-560-010-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-010-074-000	A	100.00	100.00	1	LOT 74 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-090-009-000	A	100.00	100.00	1	LOT 362 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-410-027-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-420-022-000	A	100.00	100.00	1	LOT 371 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-590-003-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-250-018-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS UNIT 9-B S-14
477-260-013-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS UNIT 9-C S-15
477-580-008-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-270-033-000	A	100.00	100.00	1	LOT 117 WOODCREEK OAKS UNIT 9-C S-15
477-300-053-000	A	100.00	100.00	1	LOT 321 WOODCREEK OAKS UNIT 10 S-22
480-030-017-000	A	100.00	100.00	1	LOT 98 SILVERADO OAKS UNIT NO 7 PH A T-77
477-510-004-000	A	100.00	100.00	1	LOT 305 WOODCREEK OAKS VILL 3 T-67
477-360-009-000	A	100.00	100.00	1	LOT 101 RIDGEWOOD UNIT 2 S-40
477-310-029-000	A	100.00	100.00	1	LOT 218 WOODCREEK OAKS UNIT 10 S-22
477-360-027-000	A	100.00	100.00	1	LOT 119 RIDGEWOOD UNIT 2 S-40
477-480-002-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS VILL 4 PHASE B T-66
477-270-015-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS UNIT 9-C S-15
477-190-053-000	A	100.00	100.00	1	LOT 134 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-490-016-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS VILL 4 PHASE B T-66
477-430-024-000	A	100.00	100.00	1	LOT 454 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-300-017-000	A	100.00	100.00	1	LOT 277 WOODCREEK OAKS UNIT 10 S-22
480-050-019-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS UNIT NO 7 PH A T-77
480-020-061-000	A	100.00	100.00	1	LOT 141 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-063-000	A	100.00	100.00	1	LOT 155 RIDGEWOOD UNIT 2 S-40
477-590-011-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-080-013-000	A	100.00	100.00	1	LOT 407 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-320-001-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-350-031-000	A	100.00	100.00	1	LOT 149 WOODCREEK OAKS VILLAGE 7C S-33
477-600-016-000	A	100.00	100.00	1	LOT 197 WOODCREEK OAKS VILL 2 U-20
477-470-010-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS VILL 4-PH A T-65
480-090-045-000	A	100.00	100.00	1	LOT 398 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-360-045-000	A	100.00	100.00	1	LOT 137 RIDGEWOOD UNIT 2 S-40
480-010-011-000	A	100.00	100.00	1	LOT 11 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-020-043-000	A	100.00	100.00	1	LOT 123 SILVERADO VILLAGE UNIT 2 PH B S-39
480-080-031-000	A	100.00	100.00	1	LOT 423 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-350-013-000	A	100.00	100.00	1	LOT 131 WOODCREEK OAKS VILLAGE 7C S-33
477-370-039-000	A	100.00	100.00	1	LOT 115 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-390-021-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-006-000	A	100.00	100.00	1	LOT 139 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-240-022-000	A	100.00	100.00	1	LOT 172 WOODCREEK OAKS UNIT 9-A S-13
480-020-007-000	A	100.00	100.00	1	LOT 87 SILVERADO VILLAGE UNIT 2 PH B S-39
477-400-013-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-020-025-000	A	100.00	100.00	1	LOT 105 SILVERADO VILLAGE UNIT 2 PH B S-39
477-630-009-000	A	100.00	100.00	1	LOT 147 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-650-012-000	A	100.00	100.00	1	LOT 123 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-220-002-000	A	100.00	100.00	1	LOT 21 RIDGEWOOD UNIT 1 R-87

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-420-039-000	A	100.00	100.00	1	LOT 388 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-450-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS VILL 4-PH A T-65
477-570-032-000	A	100.00	100.00	1	LOT 441 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-390-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-080-066-000	A	100.00	100.00	1	LOT 389 A & POR 389 B SILVERADO OAKS U7 PH F T-82
477-560-017-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-380-049-000	A	100.00	100.00	1	LOT 182 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-210-027-000	A	100.00	100.00	1	LOT 218 RIDGEWOOD UNIT 4 S-100
477-540-003-000	A	100.00	100.00	1	LOT 240 WOODCREEK OAKS VILL 3 T-67
477-190-017-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-570-014-000	A	100.00	100.00	1	LOT 335 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-050-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS UNIT NO 7 PH A T-77
477-430-006-000	A	100.00	100.00	1	LOT 405 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-580-001-000	A	100.00	100.00	1	LOT 81 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-330-028-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-040-009-000	A	100.00	100.00	1	LOT 44 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-009-000	A	100.00	100.00	1	LOT 47 RIDGEWOOD UNIT 1 R-87
477-280-012-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS UNIT 9-D S-16
477-300-035-000	A	100.00	100.00	1	LOT 303 WOODCREEK OAKS UNIT 10 S-22
477-240-004-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS UNIT 9-A S-13
477-190-035-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-530-005-000	A	100.00	100.00	1	LOT 250 WOODCREEK OAKS VILL 3 T-67
477-310-040-000	A	100.00	100.00	1	LOT 229 WOODCREEK OAKS UNIT 10 S-22
477-360-010-000	A	100.00	100.00	1	LOT 102 RIDGEWOOD UNIT 2 S-40
477-280-030-000	A	100.00	100.00	1	LOT 153 WOODCREEK OAKS UNIT 9-D S-16
477-290-016-000	A	100.00	100.00	1	LOT 128 WOODCREEK OAKS UNIT 9-D S-16
480-050-020-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS UNIT NO 7 PH A T-77
477-320-036-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-530-023-000	A	100.00	100.00	1	LOT 281 WOODCREEK OAKS VILL 3 T-67
477-310-022-000	A	100.00	100.00	1	LOT 211 WOODCREEK OAKS UNIT 10 S-22
477-370-014-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-520-001-000	A	100.00	100.00	1	LOT 274 WOODCREEK OAKS VILL 3 T-67
477-440-016-000	A	100.00	100.00	1	LOT 16 RIDGEWOOD OAKS UNIT NO 5 T-59
477-230-024-000	A	100.00	100.00	1	LOT 58 RIDGEWOOD UNIT 1 R-87
477-610-021-000	A	100.00	100.00	1	LOT 183 WOODCREEK OAKS VILL 2 U-20
477-200-013-000	A	100.00	100.00	1	LOT 13 RIDGEWOOD UNIT 1 R-87
477-210-045-000	A	100.00	100.00	1	LOT 236 RIDGEWOOD UNIT 4 S-100
477-370-032-000	A	100.00	100.00	1	LOT 108 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-660-052-000	A	100.00	100.00	1	LOT 188 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-310-004-000	A	100.00	100.00	1	LOT 193 WOODCREEK OAKS UNIT 10 S-22
477-230-042-000	A	100.00	100.00	1	LOT 74 & POR 75 RIDGEWOOD UNIT 1 R-87
480-010-028-000	A	100.00	100.00	1	LOT 28 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-560-035-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-210-063-000	A	100.00	100.00	1	LOT 254 RIDGEWOOD UNIT 4 S-100
477-320-018-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-660-034-000	A	100.00	100.00	1	LOT 170 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-031-000	A	100.00	100.00	1	LOT 174 RIDGEWOOD UNIT 3 MOR S-41
477-470-009-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS VILL 4-PH A T-65
477-610-003-000	A	100.00	100.00	1	LOT 165 WOODCREEK OAKS VILL 2 U-20
477-660-016-000	A	100.00	100.00	1	LOT 119 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-250-008-000	A	100.00	100.00	1	LOT 8 WOODCREEK OAKS UNIT 9-B S-14
477-420-032-000	A	100.00	100.00	1	LOT 381 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-650-030-000	A	100.00	100.00	1	LOT 141 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-410-017-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-260-023-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS UNIT 9-C S-15
477-640-015-000	A	100.00	100.00	1	LOT 163 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-420-014-000	A	100.00	100.00	1	LOT 363 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-570-039-000	A	100.00	100.00	1	LOT 448 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-380-024-000	A	100.00	100.00	1	LOT 157 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-250-026-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS UNIT 9-B S-14
477-500-012-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS VILL 4-PH B T-66
477-420-050-000	A	100.00	100.00	1	LOT 399 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-630-010-000	A	100.00	100.00	1	LOT 148 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-240-029-000	A	100.00	100.00	1	LOT 179 WOODCREEK OAKS UNIT 9-A S-13
477-200-066-000	A	100.00	100.00	1	LOT 209 RIDGEWOOD UNIT 3 MOR S-41

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-410-035-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-340-021-000	A	100.00	100.00	1	LOT 104 WOODCREEK OAKS VILLAGE 7B S-32
477-380-042-000	A	100.00	100.00	1	LOT 175 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-010-046-000	A	100.00	100.00	1	LOT 46 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-006-000	A	100.00	100.00	1	LOT 28 RIDGEWOOD UNIT 1 R-87
477-440-034-000	A	100.00	100.00	1	LOT 34 RIDGEWOOD OAKS UNIT NO 5 T-59
477-260-005-000	A	100.00	100.00	1	LOT 73 WOODCREEK OAKS UNIT 9-C S-15
480-090-017-000	A	100.00	100.00	1	LOT 370 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-380-060-000	A	100.00	100.00	1	LOT 123 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-070-003-000	A	100.00	100.00	1	LOT 62 SILVERADO OAKS UNIT NO 7 PH A T-77
477-620-013-000	A	100.00	100.00	1	LOT 211 WOODCREEK OAKS VILL 2 U-20
480-010-064-000	A	100.00	100.00	1	LOT 64 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-060-006-000	A	100.00	100.00	1	LOT 26 SILVERADO OAKS UNIT NO 7 PH A T-77
477-550-007-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-210-010-000	A	100.00	100.00	1	LOT 48 RIDGEWOOD UNIT 1 R-87
477-340-003-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS VILLAGE 7B S-32
480-040-010-000	A	100.00	100.00	1	LOT 45 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-021-000	A	100.00	100.00	1	LOT 80 SILVERADO OAKS UNIT NO 7 PH A T-77
477-580-018-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-310-057-000	A	100.00	100.00	1	LOT 246 WOODCREEK OAKS UNIT 10 S-22
477-550-025-000	A	100.00	100.00	1	LOT 60 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-190-043-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-300-025-000	A	100.00	100.00	1	LOT 285 WOODCREEK OAKS UNIT 10 S-22
477-600-008-000	A	100.00	100.00	1	LOT 189 WOODCREEK OAKS VILL 2 U-20
477-630-015-000	A	100.00	100.00	1	LOT 153 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-300-043-000	A	100.00	100.00	1	LOT 311 WOODCREEK OAKS UNIT 10 S-22
477-190-061-000	A	100.00	100.00	1	LOT 142 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
480-030-007-000	A	100.00	100.00	1	LOT 54 SILVERADO OAKS UNIT NO 7 PH A T-77
477-420-020-000	A	100.00	100.00	1	LOT 369 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-260-011-000	A	100.00	100.00	1	LOT 79 WOODCREEK OAKS UNIT 9-C S-15
480-030-025-000	A	100.00	100.00	1	LOT 106 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-007-000	A	100.00	100.00	1	LOT 267 WOODCREEK OAKS UNIT 10 S-22
477-640-010-000	A	100.00	100.00	1	LOT 137 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-480-014-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS VILL 4 PHASE B T-66
480-040-015-000	A	100.00	100.00	1	LOT 109 SILVERADO OAKS UNIT NO 7 PH A T-77
477-350-021-000	A	100.00	100.00	1	LOT 139 WOODCREEK OAKS VILLAGE 7C S-33
477-510-012-000	A	100.00	100.00	1	LOT 313 WOODCREEK OAKS VILL 3 T-67
477-520-006-000	A	100.00	100.00	1	LOT 279 WOODCREEK OAKS VILL 3 T-67
477-570-037-000	A	100.00	100.00	1	LOT 446 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-330-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-080-003-000	A	100.00	100.00	1	LOT 386A SILVERADO OAKS UNIT 7 PH F MOR T-82
477-310-073-000	A	100.00	100.00	1	LOT 291 WOODCREEK OAKS UNIT 10 S-22
477-570-019-000	A	100.00	100.00	1	LOT 340 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-210-015-000	A	100.00	100.00	1	LOT 87 RIDGEWOOD UNIT 1 R-87
477-330-023-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-350-003-000	A	100.00	100.00	1	LOT 121 WOODCREEK OAKS VILLAGE 7C S-33
480-010-048-000	A	100.00	100.00	1	LOT 48 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-080-021-000	A	100.00	100.00	1	LOT 413 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-490-008-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS VILL 4 PHASE B T-66
477-650-040-000	A	100.00	100.00	1	LOT 151 WOODCREEK OAKS UNIT #1 PH C MOR U-75
480-020-053-000	A	100.00	100.00	1	LOT 133 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-033-000	A	100.00	100.00	1	LOT 125 RIDGEWOOD UNIT 2 S-40
477-370-020-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-400-003-000	A	100.00	100.00	1	LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-560-025-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-430-018-000	A	100.00	100.00	1	LOT 417 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-020-035-000	A	100.00	100.00	1	LOT 115 SILVERADO VILLAGE UNIT 2 PH B S-39
477-270-009-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS UNIT 9-C S-15
477-390-031-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-270-027-000	A	100.00	100.00	1	LOT 111 WOODCREEK OAKS UNIT 9-C S-15
477-530-011-000	A	100.00	100.00	1	LOT 263 WOODCREEK OAKS VILL 3 T-67
480-020-017-000	A	100.00	100.00	1	LOT 97 SILVERADO VILLAGE UNIT 2 PH B S-39
477-400-021-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-560-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-570-002-000	A	100.00	100.00	1	LOT 323 WOODCREEK OAKS VILLAGE 11 UNIT C T-80

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-360-015-000	A	100.00	100.00	1	LOT 107 RIDGEWOOD UNIT 2 S-40
477-650-022-000	A	100.00	100.00	1	LOT 133 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-390-013-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-090-033-000	A	100.00	100.00	1	LOT 383 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-280-004-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS UNIT 9-D S-16
477-240-012-000	A	100.00	100.00	1	LOT 162 WOODCREEK OAKS UNIT 9-A S-13
480-060-001-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS UNIT NO 7 PH A T-77
477-350-038-000	A	100.00	100.00	1	LOT 156 WOODCREEK OAKS VILLAGE 7C S-33
477-280-022-000	A	100.00	100.00	1	LOT 145 WOODCREEK OAKS UNIT 9-D S-16
477-650-004-000	A	100.00	100.00	1	LOT 115 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-230-001-000	A	100.00	100.00	1	LOT 23 RIDGEWOOD UNIT 1 R-87
477-540-013-000	A	100.00	100.00	1	LOT 254 WOODCREEK OAKS VILL 3 T-67
477-190-025-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-210-058-000	A	100.00	100.00	1	LOT 249 RIDGEWOOD UNIT 4 S-100
477-360-051-000	A	100.00	100.00	1	LOT 143 RIDGEWOOD UNIT 2 S-40
477-310-030-000	A	100.00	100.00	1	LOT 219 WOODCREEK OAKS UNIT 10 S-22
477-460-011-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS VILL 4-PH A T-65
477-310-012-000	A	100.00	100.00	1	LOT 201 WOODCREEK OAKS UNIT 10 S-22
477-440-008-000	A	100.00	100.00	1	LOT 8 RIDGEWOOD OAKS UNIT NO 5 T-59
477-420-055-000	A	100.00	100.00	1	LOT 419 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-640-009-000	A	100.00	100.00	1	LOT 136 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-260-028-000	A	100.00	100.00	1	LOT 157 WOODCREEK OAKS UNIT 9-C S-15
477-380-018-000	A	100.00	100.00	1	LOT 151 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-320-006-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-460-003-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS VILL 4-PH A T-65
477-420-019-000	A	100.00	100.00	1	LOT 368 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-580-024-000	A	100.00	100.00	1	LOT 104 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-290-008-000	A	100.00	100.00	1	LOT 120 WOODCREEK OAKS UNIT 9-D S-16
477-380-036-000	A	100.00	100.00	1	LOT 169 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-240-030-000	A	100.00	100.00	1	LOT 180 WOODCREEK OAKS UNIT 9-A S-13
477-200-003-000	A	100.00	100.00	1	LOT 3 RIDGEWOOD UNIT 1 R-87
477-420-037-000	A	100.00	100.00	1	LOT 386 WOODCREEK OAKS VILLAGE 11 UNIT A T-7
477-610-013-000	A	100.00	100.00	1	LOT 175 WOODCREEK OAKS VILL 2 U-20
477-370-002-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-570-020-000	A	100.00	100.00	1	LOT 341 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-440-026-000	A	100.00	100.00	1	LOT 26 RIDGEWOOD OAKS UNIT NO 5 T-59
477-380-054-000	A	100.00	100.00	1	LOT 117 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-340-013-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS VILLAGE 7B S-32
480-090-025-000	A	100.00	100.00	1	LOT 377 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-650-029-000	A	100.00	100.00	1	LOT 140 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-660-044-000	A	100.00	100.00	1	LOT 180 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-038-000	A	100.00	100.00	1	LOT 181 RIDGEWOOD UNIT 3 MOR S-41
477-410-007-000	A	100.00	100.00	1	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-370-019-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-010-076-000	A	100.00	100.00	1	LOT 76 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-250-016-000	A	100.00	100.00	1	LOT 16 WOODCREEK OAKS UNIT 9-B S-14
480-010-041-000	A	100.00	100.00	1	LOT 41 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-340-031-000	A	100.00	100.00	1	LOT 114 WOODCREEK OAKS VILLAGE 7B S-32
477-410-025-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-090-007-000	A	100.00	100.00	1	LOT 360 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-210-033-000	A	100.00	100.00	1	LOT 224 RIDGEWOOD UNIT 4 S-100
477-590-005-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-270-010-000	A	100.00	100.00	1	LOT 69 WOODCREEK OAKS UNIT 9-C S-15
477-530-028-000	A	100.00	100.00	1	LOT 286 WOODCREEK OAKS VILL 3 T-67
477-200-056-000	A	100.00	100.00	1	LOT 199 RIDGEWOOD UNIT 3 MOR S-41
477-580-006-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-430-001-000	A	100.00	100.00	1	LOT 346 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-660-026-000	A	100.00	100.00	1	LOT 129 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-210-051-000	A	100.00	100.00	1	LOT 242 RIDGEWOOD UNIT 4 S-100
477-550-017-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-320-024-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-070-031-000	A	100.00	100.00	1	LOT 90 SILVERADO OAKS UNIT NO 7 PH A T-77
477-420-002-000	A	100.00	100.00	1	LOT 351 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-620-003-000	A	100.00	100.00	1	LOT 187 WOODCREEK OAKS VILL 2 U-20
480-010-023-000	A	100.00	100.00	1	LOT 23 SILVERADO VILLAGE UNIT 2 PHASE A S-38

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-070-013-000	A	100.00	100.00	1	LOT 72 SILVERADO OAKS UNIT NO 7 PH A T-77
477-660-008-000	A	100.00	100.00	1	LOT 111 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-320-042-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-360-058-000	A	100.00	100.00	1	LOT 150 RIDGEWOOD UNIT 2 S-40
477-200-074-000	A	100.00	100.00	1	LOT 217 RIDGEWOOD UNIT 3 MOR S-41
477-380-001-000	A	100.00	100.00	1	LOT 134 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-620-021-000	A	100.00	100.00	1	LOT 219 WOODCREEK OAKS VILL 2 U-20
477-280-029-000	A	100.00	100.00	1	LOT 152 WOODCREEK OAKS UNIT 9-D S-16
477-310-047-000	A	100.00	100.00	1	LOT 236 WOODCREEK OAKS UNIT 10 S-22
477-230-018-000	A	100.00	100.00	1	LOT 52 RIDGEWOOD UNIT 1 R-87
480-010-005-000	A	100.00	100.00	1	LOT 5 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-500-004-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS VILL 4-PH B T-66
477-190-015-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-620-011-000	A	100.00	100.00	1	LOT 209 WOODCREEK OAKS VILL 2 U-20
477-600-018-000	A	100.00	100.00	1	LOT 199 WOODCREEK OAKS VILL 2 U-20
477-300-033-000	A	100.00	100.00	1	LOT 301 WOODCREEK OAKS UNIT 10 S-22
477-190-033-000	A	100.00	100.00	1	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-310-065-000	A	100.00	100.00	1	LOT 254 WOODCREEK OAKS UNIT 10 S-22
477-440-001-000	A	100.00	100.00	1	LOT 1 RIDGEWOOD OAKS UNIT NO 5 T-59
477-300-051-000	A	100.00	100.00	1	LOT 319 WOODCREEK OAKS UNIT 10 S-22
477-360-007-000	A	100.00	100.00	1	LOT 99 RIDGEWOOD UNIT 2 S-40
477-650-032-000	A	100.00	100.00	1	LOT 143 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-520-016-000	A	100.00	100.00	1	LOT 301 WOODCREEK OAKS VILL 3 T-67
477-510-002-000	A	100.00	100.00	1	LOT 303 WOODCREEK OAKS VILL 3 T-67
477-420-030-000	A	100.00	100.00	1	LOT 379 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-360-025-000	A	100.00	100.00	1	LOT 117 RIDGEWOOD UNIT 2 S-40
477-240-019-000	A	100.00	100.00	1	LOT 169 WOODCREEK OAKS UNIT 9-A S-13
477-480-004-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS VILL 4 PHASE B T-66
477-190-051-000	A	100.00	100.00	1	LOT 132 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-290-001-000	A	100.00	100.00	1	LOT 53 WOODCREEK OAKS UNIT 9-D S-16
477-560-015-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-400-028-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-490-018-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS VILL 4 PHASE B T-66
477-240-037-000	A	100.00	100.00	1	LOT 187 WOODCREEK OAKS UNIT 9-4 S-13
480-020-063-000	A	100.00	100.00	1	LOT 143 SILVERADO VILLAGE UNIT 2 PH B S-39
477-540-005-000	A	100.00	100.00	1	LOT 242 WOODCREEK OAKS VILL 3 T-67
477-360-061-000	A	100.00	100.00	1	LOT 153 RIDGEWOOD UNIT 2 S-40
477-570-012-000	A	100.00	100.00	1	LOT 333 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-200-011-000	A	100.00	100.00	1	LOT 11 RIDGEWOOD UNIT 1 R-87
480-050-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS UNIT NO 7 PH A T-77
477-430-008-000	A	100.00	100.00	1	LOT 407 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-040-007-000	A	100.00	100.00	1	LOT 42 SILVERADO OAKS UNIT NO 7 PH A T-77
477-370-030-000	A	100.00	100.00	1	LOT 106 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-080-028-000	A	100.00	100.00	1	LOT 420 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-043-000	A	100.00	100.00	1	LOT 397A SILVERADO OAKS UNIT 7 PH F MOR T-82
477-210-007-000	A	100.00	100.00	1	LOT 45 RIDGEWOOD UNIT 1 R-87
480-040-025-000	A	100.00	100.00	1	LOT 92 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-014-000	A	100.00	100.00	1	LOT 137 WOODCREEK OAKS UNIT 9-D S-16
477-550-010-000	A	100.00	100.00	1	LOT 43 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-360-043-000	A	100.00	100.00	1	LOT 135 RIDGEWOOD UNIT 2 S-40
477-350-028-000	A	100.00	100.00	1	LOT 146 WOODCREEK OAKS VILLAGE 7C S-33
477-240-002-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS UNIT 9-A S-13
480-020-045-000	A	100.00	100.00	1	LOT 125 SILVERADO VILLAGE UNIT 2 PH B S-39
477-660-001-000	A	100.00	100.00	1	LOT 104 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-210-068-000	A	100.00	100.00	1	LOT 259 RIDGEWOOD UNIT 4 S-100
480-020-009-000	A	100.00	100.00	1	LOT 89 SILVERADO VILLAGE UNIT 2 PH B S-39
480-030-015-000	A	100.00	100.00	1	LOT 96 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-035-000	A	100.00	100.00	1	LOT 119 WOODCREEK OAKS UNIT 9-C S-15
477-390-023-000	A	100.00	100.00	1	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-008-000	A	100.00	100.00	1	LOT 141 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-630-007-000	A	100.00	100.00	1	LOT 145 WOODCREEK OAKS VILLAGE 5A MOR U-56
480-020-027-000	A	100.00	100.00	1	LOT 107 SILVERADO VILLAGE UNIT 2 PH B S-39
477-280-032-000	A	100.00	100.00	1	LOT 155 WOODCREEK OAKS UNIT 9-D S-16
477-650-014-000	A	100.00	100.00	1	LOT 125 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-270-017-000	A	100.00	100.00	1	LOT 101 WOODCREEK OAKS UNIT 9-C S-15

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-050-022-000	A	100.00	100.00	1	POR LOT 13 SILVERADO OAKS UNIT NO 7 PH A T-77
477-450-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS VILL 4-PH A T-65
477-220-004-000	A	100.00	100.00	1	LOT 61 RIDGEWOOD UNIT 1 R-87
477-350-046-000	A	100.00	100.00	1	LOT 164 WOODCREEK OAKS VILLAGE 7C S-33
477-310-020-000	A	100.00	100.00	1	LOT 209 WOODCREEK OAKS UNIT 10 S-22
477-430-026-000	A	100.00	100.00	1	LOT 456 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-080-064-000	A	100.00	100.00	1	LOT 386 B & POR 387 SILVERADO OAKS U7 PH F T-82
477-390-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-300-015-000	A	100.00	100.00	1	LOT 275 WOODCREEK OAKS UNIT 10 S-22
477-610-023-000	A	100.00	100.00	1	LOT 226 WOODCREEK OAKS VILL 2 U-20
477-440-018-000	A	100.00	100.00	1	LOT 18 RIDGEWOOD OAKS UNIT NO 5 T-59
477-310-002-000	A	100.00	100.00	1	LOT 191 WOODCREEK OAKS UNIT 10 S-22
477-600-001-000	A	100.00	100.00	1	LOT 157 WOODCREEK OAKS VILL 2 U-20
477-320-016-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-610-005-000	A	100.00	100.00	1	LOT 167 WOODCREEK OAKS VILL 2 U-20
477-470-007-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS VILL 4-PH A T-65
477-190-058-000	A	100.00	100.00	1	LOT 139 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-240-020-000	A	100.00	100.00	1	LOT 170 WOODCREEK OAKS UNIT 9-A S-13
477-530-003-000	A	100.00	100.00	1	LOT 236 WOODCREEK OAKS VILL 3 T-67
477-640-017-000	A	100.00	100.00	1	LOT 189 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-410-015-000	A	100.00	100.00	1	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-026-000	A	100.00	100.00	1	LOT 159 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-490-001-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS VILL 4 PHASE B T-66
477-400-011-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-290-018-000	A	100.00	100.00	1	LOT 130 WOODCREEK OAKS UNIT 9-D S-16
477-420-047-000	A	100.00	100.00	1	LOT 396 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-250-024-000	A	100.00	100.00	1	LOT 26 WOODCREEK OAKS UNIT 9-B S-14
477-420-065-000	A	100.00	100.00	1	LOT 429 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-570-030-000	A	100.00	100.00	1	LOT 439 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-530-021-000	A	100.00	100.00	1	LOT 273 WOODCREEK OAKS VILL 3 T-67
477-650-039-000	A	100.00	100.00	1	LOT 150 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-380-044-000	A	100.00	100.00	1	LOT 177 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-090-015-000	A	100.00	100.00	1	LOT 368 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-440-036-000	A	100.00	100.00	1	LOT 36 RIDGEWOOD OAKS UNIT NO 5 T-59
477-370-012-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-410-033-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-380-062-000	A	100.00	100.00	1	LOT 125 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-070-005-000	A	100.00	100.00	1	LOT 64 SILVERADO OAKS UNIT NO 7 PH A T-77
477-590-013-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-230-026-000	A	100.00	100.00	1	LOT 60 RIDGEWOOD UNIT 1 R-87
480-080-011-000	A	100.00	100.00	1	LOT 405 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-550-009-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-060-008-000	A	100.00	100.00	1	LOT 28 SILVERADO OAKS UNIT NO 7 PH A T-77
480-010-031-000	A	100.00	100.00	1	LOT 31 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-200-028-000	A	100.00	100.00	1	LOT 171 RIDGEWOOD UNIT 3 MOR S-41
480-010-066-000	A	100.00	100.00	1	LOT 66 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-044-000	A	100.00	100.00	1	POR LOT 76 RIDGEWOOD UNIT 1 R-87
477-210-043-000	A	100.00	100.00	1	LOT 234 RIDGEWOOD UNIT 4 S-100
480-010-013-000	A	100.00	100.00	1	LOT 13 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-070-023-000	A	100.00	100.00	1	LOT 82 SILVERADO OAKS UNIT NO 7 PH A T-77
477-340-005-000	A	100.00	100.00	1	LOT 88 WOODCREEK OAKS VILLAGE 7B S-32
477-560-033-000	A	100.00	100.00	1	LOT 33 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-210-061-000	A	100.00	100.00	1	LOT 252 RIDGEWOOD UNIT 4 S-100
477-200-046-000	A	100.00	100.00	1	LOT 189 RIDGEWOOD UNIT 3 MOR S-41
477-580-016-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-660-036-000	A	100.00	100.00	1	LOT 172 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-370-047-000	A	100.00	100.00	1	LOT 132 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-550-027-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-310-055-000	A	100.00	100.00	1	LOT 244 WOODCREEK OAKS UNIT 10 S-22
477-350-011-000	A	100.00	100.00	1	LOT 129 WOODCREEK OAKS VILLAGE 7C S-33
477-660-018-000	A	100.00	100.00	1	LOT 121 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-320-052-000	A	100.00	100.00	1	L22&PORLOTS23,25WOODCREEK OAKS VILLAGE#12 PHA S-27
477-250-006-000	A	100.00	100.00	1	LOT 6 WOODCREEK OAKS UNIT 9-B S-14
477-260-021-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS UNIT 9-C S-15
477-420-012-000	A	100.00	100.00	1	LOT 361 WOODCREEK OAKS VILLAGE II UNIT A T-7

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-310-037-000	A	100.00	100.00	1	LOT 226 WOODCREEK OAKS UNIT 10 S-22
477-230-008-000	A	100.00	100.00	1	LOT 30 RIDGEWOOD UNIT 1 R-87
477-500-014-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS VILL 4-PH B T-66
477-320-034-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-310-019-000	A	100.00	100.00	1	LOT 208 WOODCREEK OAKS UNIT 10 S-22
477-360-068-000	A	100.00	100.00	1	LOT 160 RIDGEWOOD UNIT 2 S-40
477-340-023-000	A	100.00	100.00	1	LOT 106 WOODCREEK OAKS VILLAGE 7B S-32
480-020-010-000	A	100.00	100.00	1	LOT 90 SILVERADO VILLAGE UNIT 2 PH B S-39
477-260-003-000	A	100.00	100.00	1	LOT 71 WOODCREEK OAKS UNIT 9-C S-15
477-200-064-000	A	100.00	100.00	1	LOT 207 RIDGEWOOD UNIT 3 MOR S-41
480-040-013-000	A	100.00	100.00	1	LOT 107 SILVERADO OAKS UNIT NO 7 PH A T-77
477-650-006-000	A	100.00	100.00	1	LOT 117 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-380-030-000	A	100.00	100.00	1	LOT 163 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-012-000	A	100.00	100.00	1	LOT 145 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-240-036-000	A	100.00	100.00	1	LOT 186 WOODCREEK OAKS UNIT 9-4 S-13
477-360-066-000	A	100.00	100.00	1	LOT 158 RIDGEWOOD UNIT 2 S-40
477-190-023-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-620-010-000	A	100.00	100.00	1	LOT 208 WOODCREEK OAKS VILL 2 U-20
477-440-020-000	A	100.00	100.00	1	LOT 20 RIDGEWOOD OAKS UNIT NO 5 T-59
477-570-026-000	A	100.00	100.00	1	LOT 435 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-600-019-000	A	100.00	100.00	1	LOT 200 WOODCREEK OAKS VILL 2 U-20
477-650-042-000	A	100.00	100.00	1	LOT 153 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-210-013-000	A	100.00	100.00	1	LOT 84 RIDGEWOOD UNIT 1 R-87
477-460-017-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS VILL 4-PH A T-65
477-630-013-000	A	100.00	100.00	1	LOT 151 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-270-003-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS UNIT 9-C S-15
477-560-023-000	A	100.00	100.00	1	LOT 23 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-400-009-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-190-041-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-430-012-000	A	100.00	100.00	1	LOT 411 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-490-019-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS VILL 4 PHASE B T-66
477-300-041-000	A	100.00	100.00	1	LOT 309 WOODCREEK OAKS UNIT 10 S-22
477-400-027-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-570-008-000	A	100.00	100.00	1	LOT 329 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-010-068-000	A	100.00	100.00	1	LOT 68 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-270-021-000	A	100.00	100.00	1	LOT 105 WOODCREEK OAKS UNIT 9-C S-15
477-560-005-000	A	100.00	100.00	1	LOT 5 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-240-018-000	A	100.00	100.00	1	LOT 168 WOODCREEK OAKS UNIT 9-A S-13
477-280-006-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS UNIT 9-D S-16
477-480-016-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS VILL 4 PHASE B T-66
477-280-024-000	A	100.00	100.00	1	LOT 147 WOODCREEK OAKS UNIT 9-D S-16
477-350-027-000	A	100.00	100.00	1	LOT 145 WOODCREEK OAKS VILLAGE 7C S-33
477-550-011-000	A	100.00	100.00	1	LOT 46 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-540-015-000	A	100.00	100.00	1	LOT 256 WOODCREEK OAKS VILL 3 T-67
477-350-045-000	A	100.00	100.00	1	LOT 163 WOODCREEK OAKS VILLAGE 7C S-33
477-330-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-310-062-000	A	100.00	100.00	1	LOT 251 WOODCREEK OAKS UNIT 10 S-22
477-520-004-000	A	100.00	100.00	1	LOT 277 WOODCREEK OAKS VILL 3 T-67
477-290-020-000	A	100.00	100.00	1	LOT 132 WOODCREEK OAKS UNIT 9-D S-16
480-020-064-000	A	100.00	100.00	1	LOT 144 SILVERADO VILLAGE UNIT 2 PH B S-39
477-200-010-000	A	100.00	100.00	1	LOT 10 RIDGEWOOD UNIT 1 R-87
477-320-029-000	A	100.00	100.00	1	LOT 39 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-490-002-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS VILL 4 PHASE B T-66
480-080-027-000	A	100.00	100.00	1	LOT 419 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-330-025-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-350-009-000	A	100.00	100.00	1	LOT 127 WOODCREEK OAKS VILLAGE 7C S-33
477-360-031-000	A	100.00	100.00	1	LOT 123 RIDGEWOOD UNIT 2 S-40
477-300-023-000	A	100.00	100.00	1	LOT 283 WOODCREEK OAKS UNIT 10 S-22
480-020-046-000	A	100.00	100.00	1	LOT 126 SILVERADO VILLAGE UNIT 2 PH B S-39
477-600-002-000	A	100.00	100.00	1	LOT 158 WOODCREEK OAKS VILL 2 U-20
477-390-033-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-230-030-000	A	100.00	100.00	1	LOT 70 RIDGEWOOD UNIT 1 R-87
480-030-005-000	A	100.00	100.00	1	LOT 52 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-005-000	A	100.00	100.00	1	LOT 265 WOODCREEK OAKS UNIT 10 S-22
477-650-024-000	A	100.00	100.00	1	LOT 135 WOODCREEK OAKS UNIT #1 PH C MOR U-75

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-360-013-000	A	100.00	100.00	1	LOT 105 RIDGEWOOD UNIT 2 S-40
477-390-015-000	A	100.00	100.00	1	LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-090-031-000	A	100.00	100.00	1	LOT 381 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-030-023-000	A	100.00	100.00	1	LOT 104 SILVERADO OAKS UNIT NO 7 PH A T-77
480-020-028-000	A	100.00	100.00	1	LOT 108 SILVERADO VILLAGE UNIT 2 PH B S-39
477-660-020-000	A	100.00	100.00	1	LOT 123 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-310-001-000	A	100.00	100.00	1	LOT 190 WOODCREEK OAKS UNIT 10 S-22
477-420-008-000	A	100.00	100.00	1	LOT 357 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-580-022-000	A	100.00	100.00	1	LOT 102 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-010-025-000	A	100.00	100.00	1	LOT 25 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-380-047-000	A	100.00	100.00	1	LOT 180 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-620-009-000	A	100.00	100.00	1	LOT 207 WOODCREEK OAKS VILL 2 U-20
477-210-066-000	A	100.00	100.00	1	LOT 257 RIDGEWOOD UNIT 4 S-100
477-620-027-000	A	100.00	100.00	1	LOT 225 WOODCREEK OAKS VILL 2 U-20
477-440-037-000	A	100.00	100.00	1	LOT 37 RIDGEWOOD OAKS UNIT NO 5 T-59
477-660-002-000	A	100.00	100.00	1	LOT 105 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-440-019-000	A	100.00	100.00	1	LOT 19 RIDGEWOOD OAKS UNIT NO 5 T-59
477-610-015-000	A	100.00	100.00	1	LOT 177 WOODCREEK OAKS VILL 2 U-20
477-500-006-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS VILL 4-PH B T-66
480-010-061-000	A	100.00	100.00	1	LOT 61 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-420-044-000	A	100.00	100.00	1	LOT 393 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-230-012-000	A	100.00	100.00	1	LOT 34 RIDGEWOOD UNIT 1 R-87
480-010-007-000	A	100.00	100.00	1	LOT 7 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-060-012-000	A	100.00	100.00	1	LOT 32 SILVERADO OAKS UNIT NO 7 PH A T-77
480-090-023-000	A	100.00	100.00	1	LOT 375 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-490-020-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS VILL 4 PHASE B T-66
477-240-001-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS UNIT 9-A S-13
477-600-020-000	A	100.00	100.00	1	LOT 201 WOODCREEK OAKS VILL 2 U-20
480-090-005-000	A	100.00	100.00	1	LOT 358 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-250-014-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS UNIT 9-B S-14
477-420-026-000	A	100.00	100.00	1	LOT 375 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-190-048-000	A	100.00	100.00	1	LOT 129 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-590-007-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-260-017-000	A	100.00	100.00	1	LOT 85 WOODCREEK OAKS UNIT 9-C S-15
477-400-010-000	A	100.00	100.00	1	LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-023-000	A	100.00	100.00	1	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-580-004-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-290-019-000	A	100.00	100.00	1	LOT 131 WOODCREEK OAKS UNIT 9-D S-16
477-300-048-000	A	100.00	100.00	1	LOT 316 WOODCREEK OAKS UNIT 10 S-22
477-320-022-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-290-002-000	A	100.00	100.00	1	LOT 54 WOODCREEK OAKS UNIT 9-D S-16
477-200-009-000	A	100.00	100.00	1	LOT 9 RIDGEWOOD UNIT 1 R-87
477-310-054-000	A	100.00	100.00	1	LOT 243 WOODCREEK OAKS UNIT 10 S-22
477-320-040-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-550-028-000	A	100.00	100.00	1	LOT 63 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-350-010-000	A	100.00	100.00	1	LOT 128 WOODCREEK OAKS VILLAGE 7C S-33
480-070-015-000	A	100.00	100.00	1	LOT 74 SILVERADO OAKS UNIT NO 7 PH A T-77
480-080-010-000	A	100.00	100.00	1	LOT 404 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-510-001-000	A	100.00	100.00	1	LOT 302 WOODCREEK OAKS VILL 3 T-67
477-310-036-000	A	100.00	100.00	1	LOT 225 WOODCREEK OAKS UNIT 10 S-22
477-310-069-000	A	100.00	100.00	1	LOT 258 WOODCREEK OAKS UNIT 10 S-22
477-370-008-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-470-013-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS VILL 4-PH A T-65
477-200-027-000	A	100.00	100.00	1	LOT 170 RIDGEWOOD UNIT 3 MOR S-41
477-430-030-000	A	100.00	100.00	1	LOT 460 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-370-026-000	A	100.00	100.00	1	LOT 102 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-340-015-000	A	100.00	100.00	1	LOT 98 WOODCREEK OAKS VILLAGE 7B S-32
477-310-018-000	A	100.00	100.00	1	LOT 207 WOODCREEK OAKS UNIT 10 S-22
477-420-062-000	A	100.00	100.00	1	LOT 426 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-200-045-000	A	100.00	100.00	1	LOT 188 RIDGEWOOD UNIT 3 MOR S-41
480-020-011-000	A	100.00	100.00	1	LOT 91 SILVERADO VILLAGE UNIT 2 PH B S-39
477-660-037-000	A	100.00	100.00	1	LOT 173 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-370-044-000	A	100.00	100.00	1	LOT 129 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-200-063-000	A	100.00	100.00	1	LOT 206 RIDGEWOOD UNIT 3 MOR S-41
477-440-002-000	A	100.00	100.00	1	LOT 2 RIDGEWOOD OAKS UNIT NO 5 T-59

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-640-003-000	A	100.00	100.00	1	LOT 102 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-530-017-000	A	100.00	100.00	1	LOT 269 WOODCREEK OAKS VILL 3 T-67
480-010-043-000	A	100.00	100.00	1	LOT 43 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-340-033-000	A	100.00	100.00	1	LOT 116 WOODCREEK OAKS VILLAGE 7B S-32
477-320-004-000	A	100.00	100.00	1	LOT 14 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-210-031-000	A	100.00	100.00	1	LOT 222 RIDGEWOOD UNIT 4 S-100
477-660-019-000	A	100.00	100.00	1	LOT 122 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-230-047-000	A	100.00	100.00	1	POR LOT 79 RIDGEWOOD UNIT 1 R-87
477-640-021-000	A	100.00	100.00	1	LOT 193 WOODCREEK OAKS VILLAGE 5A MOR U-56
480-020-003-000	A	100.00	100.00	1	LOT 83 SILVERADO VILLAGE UNIT 2 PH B S-39
477-390-025-000	A	100.00	100.00	1	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-080-071-000	A	100.00	100.00	1	LOT 428 A & POR 428 B SILVERADO OAKS U7 PH F T-82
477-260-010-000	A	100.00	100.00	1	LOT 78 WOODCREEK OAKS UNIT 9-C S-15
477-380-002-000	A	100.00	100.00	1	LOT 135 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-650-034-000	A	100.00	100.00	1	LOT 145 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-640-011-000	A	100.00	100.00	1	LOT 138 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-240-026-000	A	100.00	100.00	1	LOT 176 WOODCREEK OAKS UNIT 9-A S-13
477-460-009-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS VILL 4-PH A T-65
477-630-005-000	A	100.00	100.00	1	LOT 143 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-560-031-000	A	100.00	100.00	1	LOT 31 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-220-006-000	A	100.00	100.00	1	LOT 63 RIDGEWOOD UNIT 1 R-87
480-080-053-000	A	100.00	100.00	1	POR LT 411B SILVERADO OAKS UNIT 7 PH F MOR T-82
477-380-020-000	A	100.00	100.00	1	LOT 153 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-020-021-000	A	100.00	100.00	1	LOT 101 SILVERADO VILLAGE UNIT 2 PH B S-39
477-400-017-000	A	100.00	100.00	1	LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-650-016-000	A	100.00	100.00	1	LOT 127 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-450-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS VILL 4-PH A T-65
477-420-001-000	A	100.00	100.00	1	LOT 350 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-570-036-000	A	100.00	100.00	1	LOT 445 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-440-030-000	A	100.00	100.00	1	LOT 30 RIDGEWOOD OAKS UNIT NO 5 T-59
477-560-013-000	A	100.00	100.00	1	LOT 13 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-390-007-000	A	100.00	100.00	1	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-050-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS UNIT NO 7 PH A T-77
477-330-015-000	A	100.00	100.00	1	LOT 62 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-570-018-000	A	100.00	100.00	1	LOT 339 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-190-013-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-540-007-000	A	100.00	100.00	1	LOT 244 WOODCREEK OAKS VILL 3 T-67
480-040-005-000	A	100.00	100.00	1	LOT 40 SILVERADO OAKS UNIT NO 7 PH A T-77
477-430-002-000	A	100.00	100.00	1	LOT 347 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-010-058-000	A	100.00	100.00	1	LOT 58 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-210-005-000	A	100.00	100.00	1	LOT 43 RIDGEWOOD UNIT 1 R-87
480-040-023-000	A	100.00	100.00	1	LOT 122 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-016-000	A	100.00	100.00	1	LOT 139 WOODCREEK OAKS UNIT 9-D S-16
477-300-031-000	A	100.00	100.00	1	LOT 299 WOODCREEK OAKS UNIT 10 S-22
477-330-033-000	A	100.00	100.00	1	PORLOTS58 59 60 121&122WOODCREEK OAKS VILL#12PHA&B
477-240-008-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS UNIT 9-A S-13
477-190-031-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-320-039-000	A	100.00	100.00	1	LOT 49 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-310-072-000	A	100.00	100.00	1	LOT 290 WOODCREEK OAKS UNIT 10 S-22
477-520-014-000	A	100.00	100.00	1	LOT 299 WOODCREEK OAKS VILL 3 T-67
477-510-008-000	A	100.00	100.00	1	LOT 309 WOODCREEK OAKS VILL 3 T-67
480-030-013-000	A	100.00	100.00	1	LOT 94 SILVERADO OAKS UNIT NO 7 PH A T-77
477-360-005-000	A	100.00	100.00	1	LOT 97 RIDGEWOOD UNIT 2 S-40
477-370-001-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-360-023-000	A	100.00	100.00	1	LOT 115 RIDGEWOOD UNIT 2 S-40
477-430-019-000	A	100.00	100.00	1	LOT 418 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-480-006-000	A	100.00	100.00	1	LOT 50 WOODCREEK OAKS VILL 4 PHASE B T-66
477-270-028-000	A	100.00	100.00	1	LOT 112 WOODCREEK OAKS UNIT 9-C S-15
477-490-012-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS VILL 4 PHASE B T-66
477-530-010-000	A	100.00	100.00	1	LOT 262 WOODCREEK OAKS VILL 3 T-67
477-300-013-000	A	100.00	100.00	1	LOT 273 WOODCREEK OAKS UNIT 10 S-22
477-190-066-000	A	100.00	100.00	1	LOT 147 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-230-020-000	A	100.00	100.00	1	LOT 54 RIDGEWOOD UNIT 1 R-87
480-080-017-000	A	100.00	100.00	1	LOT 410B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-020-056-000	A	100.00	100.00	1	LOT 136 SILVERADO VILLAGE UNIT 2 PH B S-39

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-600-012-000	A	100.00	100.00	1	LOT 193 WOODCREEK OAKS VILL 2 U-20
480-050-024-000	A	100.00	100.00	1	LT15&PORLTS14&16SILVERADO OAKS UNIT NO 7 A T-77
477-350-035-000	A	100.00	100.00	1	LOT 153 WOODCREEK OAKS VILLAGE 7C S-33
480-090-041-000	A	100.00	100.00	1	LOT 395 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-360-041-000	A	100.00	100.00	1	LOT 133 RIDGEWOOD UNIT 2 S-40
480-020-038-000	A	100.00	100.00	1	LOT 118 SILVERADO VILLAGE UNIT 2 PH B S-39
480-080-035-000	A	100.00	100.00	1	LOT 426A SILVERADO OAKS UNIT 7 PH F MOR T-82
477-350-017-000	A	100.00	100.00	1	LOT 135 WOODCREEK OAKS VILLAGE 7C S-33
477-210-048-000	A	100.00	100.00	1	LOT 239 RIDGEWOOD UNIT 4 S-100
477-660-030-000	A	100.00	100.00	1	LOT 166 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-260-027-000	A	100.00	100.00	1	LOT 95 WOODCREEK OAKS UNIT 9-C S-15
477-380-019-000	A	100.00	100.00	1	LOT 152 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-410-013-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-420-036-000	A	100.00	100.00	1	LOT 385 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-250-004-000	A	100.00	100.00	1	LOT 4 WOODCREEK OAKS UNIT 9-B S-14
477-200-071-000	A	100.00	100.00	1	LOT 214 RIDGEWOOD UNIT 3 MOR S-41
477-660-012-000	A	100.00	100.00	1	LOT 115 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-053-000	A	100.00	100.00	1	LOT 196 RIDGEWOOD UNIT 3 MOR S-41
477-250-022-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS UNIT 9-B S-14
477-420-018-000	A	100.00	100.00	1	LOT 367 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-054-000	A	100.00	100.00	1	LOT 403 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-380-037-000	A	100.00	100.00	1	LOT 170 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-500-016-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS VILL 4-PH B T-66
477-460-010-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS VILL 4-PH A T-65
477-230-002-000	A	100.00	100.00	1	LOT 24 RIDGEWOOD UNIT 1 R-87
477-260-009-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS UNIT 9-C S-15
477-340-025-000	A	100.00	100.00	1	LOT 108 WOODCREEK OAKS VILLAGE 7B S-32
477-410-031-000	A	100.00	100.00	1	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-090-013-000	A	100.00	100.00	1	LOT 366 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-070-007-000	A	100.00	100.00	1	LOT 66 SILVERADO OAKS UNIT NO 7 PH A T-77
477-570-001-000	A	100.00	100.00	1	LOT 322 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-010-051-000	A	100.00	100.00	1	LOT 51 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-380-055-000	A	100.00	100.00	1	LOT 118 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-550-003-000	A	100.00	100.00	1	LOT 36 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-620-017-000	A	100.00	100.00	1	LOT 215 WOODCREEK OAKS VILL 2 U-20
480-060-002-000	A	100.00	100.00	1	LOT 22 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-025-000	A	100.00	100.00	1	LOT 84 SILVERADO OAKS UNIT NO 7 PH A T-77
477-340-007-000	A	100.00	100.00	1	LOT 90 WOODCREEK OAKS VILLAGE 7B S-32
477-550-021-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-580-014-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-310-044-000	A	100.00	100.00	1	LOT 233 WOODCREEK OAKS UNIT 10 S-22
477-530-009-000	A	100.00	100.00	1	LOT 261 WOODCREEK OAKS VILL 3 T-67
477-270-011-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS UNIT 9-C S-15
477-290-012-000	A	100.00	100.00	1	LOT 124 WOODCREEK OAKS UNIT 9-D S-16
477-310-079-000	A	100.00	100.00	1	LOT 297 WOODCREEK OAKS UNIT 10 S-22
477-320-032-000	A	100.00	100.00	1	LOT 42 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-530-027-000	A	100.00	100.00	1	LOT 285 WOODCREEK OAKS VILL 3 T-67
477-430-020-000	A	100.00	100.00	1	LOT 433 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-370-018-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-310-026-000	A	100.00	100.00	1	LOT 215 WOODCREEK OAKS UNIT 10 S-22
477-590-015-000	A	100.00	100.00	1	LOT 110 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-610-025-000	A	100.00	100.00	1	LOT 228 WOODCREEK OAKS VILL 2 U-20
477-360-048-000	A	100.00	100.00	1	LOT 140 RIDGEWOOD UNIT 2 S-40
477-200-017-000	A	100.00	100.00	1	LOT 17 RIDGEWOOD UNIT 1 R-87
477-370-054-000	A	100.00	100.00	1	LOT 113&POR112 WOODCREEK OAKS VILLAGE#12 PH B S-51
477-440-012-000	A	100.00	100.00	1	LOT 12 RIDGEWOOD OAKS UNIT NO 5 T-59
480-010-033-000	A	100.00	100.00	1	LOT 33 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-230-019-000	A	100.00	100.00	1	LOT 53 RIDGEWOOD UNIT 1 R-87
477-310-008-000	A	100.00	100.00	1	LOT 197 WOODCREEK OAKS UNIT 10 S-22
477-210-041-000	A	100.00	100.00	1	LOT 232 RIDGEWOOD UNIT 4 S-100
480-010-015-000	A	100.00	100.00	1	LOT 15 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-660-047-000	A	100.00	100.00	1	LOT 183 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-610-007-000	A	100.00	100.00	1	LOT 169 WOODCREEK OAKS VILL 2 U-20
477-200-035-000	A	100.00	100.00	1	LOT 178 RIDGEWOOD UNIT 3 MOR S-41
477-470-005-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS VILL 4-PH A T-65

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-320-014-000	A	100.00	100.00	1	LOT 24 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-430-014-000	A	100.00	100.00	1	LOT 413 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-560-021-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-400-007-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-020-031-000	A	100.00	100.00	1	LOT 111 SILVERADO VILLAGE UNIT 2 PH B S-39
477-360-046-000	A	100.00	100.00	1	LOT 138 RIDGEWOOD UNIT 2 S-40
477-270-005-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS UNIT 9-C S-15
477-400-025-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-020-013-000	A	100.00	100.00	1	LOT 93 SILVERADO VILLAGE UNIT 2 PH B S-39
480-050-018-000	A	100.00	100.00	1	LOT 18 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-023-000	A	100.00	100.00	1	LOT 107 WOODCREEK OAKS UNIT 9-C S-15
477-390-035-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-660-029-000	A	100.00	100.00	1	LOT 165 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-570-006-000	A	100.00	100.00	1	LOT 327 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-390-017-000	A	100.00	100.00	1	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-650-026-000	A	100.00	100.00	1	LOT 137 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-240-016-000	A	100.00	100.00	1	LOT 166 WOODCREEK OAKS UNIT 9-A S-13
477-560-003-000	A	100.00	100.00	1	LOT 3 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-310-059-000	A	100.00	100.00	1	LOT 248 WOODCREEK OAKS UNIT 10 S-22
477-360-028-000	A	100.00	100.00	1	LOT 120 RIDGEWOOD UNIT 2 S-40
477-280-008-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS UNIT 9-D S-16
480-010-010-000	A	100.00	100.00	1	LOT 10 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-280-026-000	A	100.00	100.00	1	LOT 149 WOODCREEK OAKS UNIT 9-D S-16
477-320-020-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-650-008-000	A	100.00	100.00	1	LOT 119 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-380-014-000	A	100.00	100.00	1	LOT 147 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-350-043-000	A	100.00	100.00	1	LOT 161 WOODCREEK OAKS VILLAGE 7C S-33
477-540-017-000	A	100.00	100.00	1	LOT 258 WOODCREEK OAKS VILL 3 T-67
477-360-064-000	A	100.00	100.00	1	LOT 156 RIDGEWOOD UNIT 2 S-40
477-190-021-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-590-010-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-200-068-000	A	100.00	100.00	1	LOT 211 RIDGEWOOD UNIT 3 MOR S-41
477-470-011-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS VILL 4-PH A T-65
477-450-012-000	A	100.00	100.00	1	LOT 44 WOODCREEK OAKS VILL 4-PH A T-65
477-300-038-000	A	100.00	100.00	1	LOT 306 WOODCREEK OAKS UNIT 10 S-22
477-190-056-000	A	100.00	100.00	1	LOT 137 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-460-015-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS VILL 4-PH A T-65
477-300-021-000	A	100.00	100.00	1	LOT 281 WOODCREEK OAKS UNIT 10 S-22
477-490-022-000	A	100.00	100.00	1	LOT 96 WOODCREEK OAKS VILL 4 PHASE B T-66
477-600-004-000	A	100.00	100.00	1	LOT 160 WOODCREEK OAKS VILL 2 U-20
477-420-049-000	A	100.00	100.00	1	LOT 398 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-190-038-000	A	100.00	100.00	1	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
480-030-003-000	A	100.00	100.00	1	LOT 50 SILVERADO OAKS UNIT NO 7 PH A T-77
477-420-067-000	A	100.00	100.00	1	LOT 431 WOODCREEK OAKS VILLAGE II UNIT A T-7
480-030-021-000	A	100.00	100.00	1	LOT 102 SILVERADO OAKS UNIT NO 7 PH A T-77
477-300-003-000	A	100.00	100.00	1	LOT 263 WOODCREEK OAKS UNIT 10 S-22
477-580-020-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-570-042-000	A	100.00	100.00	1	LOT 461 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-350-025-000	A	100.00	100.00	1	LOT 143 WOODCREEK OAKS VILLAGE 7C S-33
477-330-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-240-034-000	A	100.00	100.00	1	LOT 184 WOODCREEK OAKS UNIT 9-A S-13
477-310-060-000	A	100.00	100.00	1	LOT 249 WOODCREEK OAKS UNIT 10 S-22
477-440-029-000	A	100.00	100.00	1	LOT 29 RIDGEWOOD OAKS UNIT NO 5 T-59
477-520-002-000	A	100.00	100.00	1	LOT 275 WOODCREEK OAKS VILL 3 T-67
477-210-028-000	A	100.00	100.00	1	LOT 219 RIDGEWOOD UNIT 4 S-100
480-020-066-000	A	100.00	100.00	1	LOT 146 SILVERADO VILLAGE UNIT 2 PH B S-39
477-380-039-000	A	100.00	100.00	1	LOT 172 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-650-044-000	A	100.00	100.00	1	LOT 155 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-570-024-000	A	100.00	100.00	1	LOT 345 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-490-004-000	A	100.00	100.00	1	LOT 58 WOODCREEK OAKS VILL 4 PHASE B T-66
477-330-027-000	A	100.00	100.00	1	LOT 74 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-080-025-000	A	100.00	100.00	1	LOT 417 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-350-007-000	A	100.00	100.00	1	LOT 125 WOODCREEK OAKS VILLAGE 7C S-33
480-090-021-000	A	100.00	100.00	1	LOT 373 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-340-017-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS VILLAGE 7B S-32

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-060-014-000	A	100.00	100.00	1	LOT 34 SILVERADO OAKS UNIT NO 7 PH A T-77
477-660-040-000	A	100.00	100.00	1	LOT 176 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-530-033-000	A	100.00	100.00	1	LOT 291 WOODCREEK OAKS VILL 3 T-67
477-200-043-000	A	100.00	100.00	1	LOT 186 RIDGEWOOD UNIT 3 MOR S-41
477-370-024-000	A	100.00	100.00	1	LOT 100 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-230-032-000	A	100.00	100.00	1	LOT 72 RIDGEWOOD UNIT 1 R-87
477-200-061-000	A	100.00	100.00	1	LOT 204 RIDGEWOOD UNIT 3 MOR S-41
477-370-042-000	A	100.00	100.00	1	LOT 127 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-410-003-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-530-015-000	A	100.00	100.00	1	LOT 267 WOODCREEK OAKS VILL 3 T-67
477-340-035-000	A	100.00	100.00	1	LOT 118 WOODCREEK OAKS VILLAGE 7B S-32
480-090-003-000	A	100.00	100.00	1	LOT 356 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-250-012-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS UNIT 9-B S-14
477-360-011-000	A	100.00	100.00	1	LOT 103 RIDGEWOOD UNIT 2 S-40
477-590-009-000	A	100.00	100.00	1	LOT 76 WOODCREEK OAKS UNIT 1 PH B MOR U-4
480-050-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-046-000	A	100.00	100.00	1	LOT 237 RIDGEWOOD UNIT 4 S-100
477-660-022-000	A	100.00	100.00	1	LOT 125 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-410-021-000	A	100.00	100.00	1	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-580-002-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-420-006-000	A	100.00	100.00	1	LOT 355 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-620-007-000	A	100.00	100.00	1	LOT 205 WOODCREEK OAKS VILL 2 U-20
480-010-027-000	A	100.00	100.00	1	LOT 27 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-220-001-000	A	100.00	100.00	1	LOT 20 RIDGEWOOD UNIT 1 R-87
477-320-037-000	A	100.00	100.00	1	LOT 47 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-210-064-000	A	100.00	100.00	1	LOT 255 RIDGEWOOD UNIT 4 S-100
477-550-013-000	A	100.00	100.00	1	LOT 48 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-620-025-000	A	100.00	100.00	1	LOT 223 WOODCREEK OAKS VILL 2 U-20
477-310-052-000	A	100.00	100.00	1	LOT 241 WOODCREEK OAKS UNIT 10 S-22
477-290-022-000	A	100.00	100.00	1	LOT 134 WOODCREEK OAKS UNIT 9-D S-16
477-660-004-000	A	100.00	100.00	1	LOT 107 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-320-019-000	A	100.00	100.00	1	LOT 29 WOODCREEK OAKS VILLAGE #12 PH A S-27
480-070-017-000	A	100.00	100.00	1	LOT 76 SILVERADO OAKS UNIT NO 7 PH A T-77
480-080-068-000	A	100.00	100.00	1	LOT 425 A & POR 425 B SILVERADO OAKS U7 PH F T-82
477-500-008-000	A	100.00	100.00	1	LOT 68 WOODCREEK OAKS VILL 4-PH B T-66
480-010-009-000	A	100.00	100.00	1	LOT 9 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-310-034-000	A	100.00	100.00	1	LOT 223 WOODCREEK OAKS UNIT 10 S-22
477-550-031-000	A	100.00	100.00	1	LOT 66 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-230-014-000	A	100.00	100.00	1	LOT 36 RIDGEWOOD UNIT 1 R-87
477-630-011-000	A	100.00	100.00	1	LOT 149 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-310-016-000	A	100.00	100.00	1	LOT 205 WOODCREEK OAKS UNIT 10 S-22
477-420-060-000	A	100.00	100.00	1	LOT 424 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-640-005-000	A	100.00	100.00	1	LOT 132 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-440-004-000	A	100.00	100.00	1	LOT 4 RIDGEWOOD OAKS UNIT NO 5 T-59
477-420-024-000	A	100.00	100.00	1	LOT 373 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-320-002-000	A	100.00	100.00	1	LOT 12 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-640-023-000	A	100.00	100.00	1	LOT 195 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-260-015-000	A	100.00	100.00	1	LOT 83 WOODCREEK OAKS UNIT 9-C S-15
477-290-004-000	A	100.00	100.00	1	LOT 56 WOODCREEK OAKS UNIT 9-D S-16
477-380-032-000	A	100.00	100.00	1	LOT 165 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-040-011-000	A	100.00	100.00	1	LOT 46 SILVERADO OAKS UNIT NO 7 PH A T-77
477-480-001-000	A	100.00	100.00	1	LOT 45 WOODCREEK OAKS VILL 4 PHASE B T-66
477-410-038-000	A	100.00	100.00	1	LOT 49 & POR LOT 50 WOODCREEK OAKS VILLAGE8UN B MO
477-580-019-000	A	100.00	100.00	1	LOT 99 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-200-007-000	A	100.00	100.00	1	LOT 7 RIDGEWOOD UNIT 1 R-87
480-010-045-000	A	100.00	100.00	1	LOT 45 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-330-010-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-610-017-000	A	100.00	100.00	1	LOT 179 WOODCREEK OAKS VILL 2 U-20
477-310-067-000	A	100.00	100.00	1	LOT 256 WOODCREEK OAKS UNIT 10 S-22
477-440-022-000	A	100.00	100.00	1	LOT 22 RIDGEWOOD OAKS UNIT NO 5 T-59
480-010-063-000	A	100.00	100.00	1	LOT 63 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-420-042-000	A	100.00	100.00	1	LOT 391 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-380-050-000	A	100.00	100.00	1	LOT 183 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-200-025-000	A	100.00	100.00	1	LOT 168 RIDGEWOOD UNIT 3 MORS S-41
477-370-006-000	A	100.00	100.00	1	LOT 82 WOODCREEK OAKS VILLAGE #12 PH B S-51

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-210-011-000	A	100.00	100.00	1	LOT 49 RIDGEWOOD UNIT 1 R-87
477-540-009-000	A	100.00	100.00	1	LOT 246 WOODCREEK OAKS VILL 3 T-67
480-050-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS UNIT NO 7 PH A T-77
477-570-016-000	A	100.00	100.00	1	LOT 337 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
480-090-038-000	A	100.00	100.00	1	LOT 392 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-015-000	A	100.00	100.00	1	LOT 409 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-660-039-000	A	100.00	100.00	1	LOT 175 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-350-033-000	A	100.00	100.00	1	LOT 151 WOODCREEK OAKS VILLAGE 7C S-33
477-430-004-000	A	100.00	100.00	1	LOT 349 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
480-040-003-000	A	100.00	100.00	1	LOT 38 SILVERADO OAKS UNIT NO 7 PH A T-77
477-360-056-000	A	100.00	100.00	1	LOT 148 RIDGEWOOD UNIT 2 S-40
477-230-029-000	A	100.00	100.00	1	LOT 69 RIDGEWOOD UNIT 1 R-87
477-210-003-000	A	100.00	100.00	1	LOT 41 RIDGEWOOD UNIT 1 R-87
477-310-049-000	A	100.00	100.00	1	LOT 238 WOODCREEK OAKS UNIT 10 S-22
477-360-038-000	A	100.00	100.00	1	LOT 130 RIDGEWOOD UNIT 2 S-40
480-040-021-000	A	100.00	100.00	1	LOT 120 SILVERADO OAKS UNIT NO 7 PH A T-77
477-280-018-000	A	100.00	100.00	1	LOT 141 WOODCREEK OAKS UNIT 9-D S-16
477-350-015-000	A	100.00	100.00	1	LOT 133 WOODCREEK OAKS VILLAGE 7C S-33
480-020-041-000	A	100.00	100.00	1	LOT 121 SILVERADO VILLAGE UNIT 2 PH B S-39
477-240-006-000	A	100.00	100.00	1	LOT 34 WOODCREEK OAKS UNIT 9-A S-13
480-070-010-000	A	100.00	100.00	1	LOT 69 SILVERADO OAKS UNIT NO 7 PH A T-77
477-390-027-000	A	100.00	100.00	1	LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-030-028-000	A	100.00	100.00	1	LOT 115 SILVERADO OAKS UNIT NO 7 PH A T-77
477-270-031-000	A	100.00	100.00	1	LOT 115 WOODCREEK OAKS UNIT 9-C S-15
477-380-004-000	A	100.00	100.00	1	LOT 137 WOODCREEK OAKS VILLAGE #12 PH C S-52
480-020-005-000	A	100.00	100.00	1	LOT 85 SILVERADO VILLAGE UNIT 2 PH B S-39
477-220-008-000	A	100.00	100.00	1	LOT 65 RIDGEWOOD UNIT 1 R-87
477-460-007-000	A	100.00	100.00	1	LOT 19 WOODCREEK OAKS VILL 4-PH A T-65
480-010-078-000	A	100.00	100.00	1	LOT 78 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-080-051-000	A	100.00	100.00	1	POR LT 390 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-270-013-000	A	100.00	100.00	1	LOT 97 WOODCREEK OAKS UNIT 9-C S-15
480-020-023-000	A	100.00	100.00	1	LOT 103 SILVERADO VILLAGE UNIT 2 PH B S-39
477-650-018-000	A	100.00	100.00	1	LOT 129 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-630-003-000	A	100.00	100.00	1	LOT 141 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-500-001-000	A	100.00	100.00	1	LOT 61 WOODCREEK OAKS VILL 4-PH B T-66
477-300-028-000	A	100.00	100.00	1	LOT 288 WOODCREEK OAKS UNIT 10 S-22
477-320-030-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-340-010-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS VILLAGE 7B S-32
477-450-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS VILL 4-PH A T-65
477-630-021-000	A	100.00	100.00	1	LOT 159 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-430-022-000	A	100.00	100.00	1	LOT 452 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-390-009-000	A	100.00	100.00	1	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-200-058-000	A	100.00	100.00	1	LOT 201 RIDGEWOOD UNIT 3 MOR S-41
477-190-028-000	A	100.00	100.00	1	LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-330-017-000	A	100.00	100.00	1	LOT 64 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-610-010-000	A	100.00	100.00	1	LOT 172 WOODCREEK OAKS VILL 2 U-20
477-420-059-000	A	100.00	100.00	1	LOT 423 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-600-014-000	A	100.00	100.00	1	LOT 195 WOODCREEK OAKS VILL 2 U-20
477-190-046-000	A	100.00	100.00	1	LOT 102 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-300-046-000	A	100.00	100.00	1	LOT 314 WOODCREEK OAKS UNIT 10 S-22
477-240-024-000	A	100.00	100.00	1	LOT 174 WOODCREEK OAKS UNIT 9-A S-13
477-510-006-000	A	100.00	100.00	1	LOT 307 WOODCREEK OAKS VILL 3 T-67
477-360-003-000	A	100.00	100.00	1	LOT 95 RIDGEWOOD UNIT 2 S-40
477-410-011-000	A	100.00	100.00	1	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-520-012-000	A	100.00	100.00	1	LOT 297 WOODCREEK OAKS VILL 3 T-67
477-650-036-000	A	100.00	100.00	1	LOT 147 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-310-070-000	A	100.00	100.00	1	LOT 259 WOODCREEK OAKS UNIT 10 S-22
477-250-020-000	A	100.00	100.00	1	LOT 22 WOODCREEK OAKS UNIT 9-B S-14
477-400-015-000	A	100.00	100.00	1	LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-360-021-000	A	100.00	100.00	1	LOT 113 RIDGEWOOD UNIT 2 S-40
477-570-034-000	A	100.00	100.00	1	LOT 443 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-560-028-000	A	100.00	100.00	1	LOT 28 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-480-008-000	A	100.00	100.00	1	LOT 52 WOODCREEK OAKS VILL 4 PHASE B T-66
477-190-064-000	A	100.00	100.00	1	LOT 145 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-380-029-000	A	100.00	100.00	1	LOT 162 WOODCREEK OAKS VILLAGE #12 PH C S-52

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-490-014-000	A	100.00	100.00	1	LOT 84 WOODCREEK OAKS VILL 4 PHASE B T-66
480-090-011-000	A	100.00	100.00	1	LOT 364 SILVERADO OAKS UNIT 7 PH F MOR T-82
477-200-015-000	A	100.00	100.00	1	LOT 15 RIDGEWOOD UNIT 1 R-87
477-230-022-000	A	100.00	100.00	1	LOT 56 RIDGEWOOD UNIT 1 R-87
480-020-048-000	A	100.00	100.00	1	LOT 128 SILVERADO VILLAGE UNIT 2 PH B S-39
480-070-009-000	A	100.00	100.00	1	LOT 68 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-038-000	A	100.00	100.00	1	LOT 229 RIDGEWOOD UNIT 4 S-100
477-370-052-000	A	100.00	100.00	1	POR LOT 111 WOODCREEK OAKS VILLAGE #12 PH B S-51
480-010-053-000	A	100.00	100.00	1	LOT 53 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-380-057-000	A	100.00	100.00	1	LOT 120 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-280-001-000	A	100.00	100.00	1	LOT 40 WOODCREEK OAKS UNIT 9-D S-16
477-370-034-000	A	100.00	100.00	1	LOT 110 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-550-005-000	A	100.00	100.00	1	LOT 38 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-660-050-000	A	100.00	100.00	1	LOT 186 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-010-035-000	A	100.00	100.00	1	LOT 35 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-060-004-000	A	100.00	100.00	1	LOT 24 SILVERADO OAKS UNIT NO 7 PH A T-77
477-230-040-000	A	100.00	100.00	1	LOT 80 RIDGEWOOD UNIT 1 R-87
480-070-027-000	A	100.00	100.00	1	LOT 86 SILVERADO OAKS UNIT NO 7 PH A T-77
477-210-056-000	A	100.00	100.00	1	LOT 247 RIDGEWOOD UNIT 4 S-100
477-340-009-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS VILLAGE 7B S-32
477-550-023-000	A	100.00	100.00	1	LOT 58 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-010-017-000	A	100.00	100.00	1	LOT 17 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-580-012-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-540-010-000	A	100.00	100.00	1	LOT 247 WOODCREEK OAKS VILL 3 T-67
477-660-032-000	A	100.00	100.00	1	LOT 168 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-033-000	A	100.00	100.00	1	LOT 176 RIDGEWOOD UNIT 3 MOR S-41
480-010-071-000	A	100.00	100.00	1	LOT 71 SILVERADO VILLAGE UNIT 2 PHASE A S-38
477-250-002-000	A	100.00	100.00	1	LOT 2 WOODCREEK OAKS UNIT 9-B S-14
477-260-025-000	A	100.00	100.00	1	LOT 93 WOODCREEK OAKS UNIT 9-C S-15
477-390-010-000	A	100.00	100.00	1	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
480-030-011-000	A	100.00	100.00	1	LOT 58 SILVERADO OAKS UNIT NO 7 PH A T-77
477-310-042-000	A	100.00	100.00	1	LOT 231 WOODCREEK OAKS UNIT 10 S-22
477-660-014-000	A	100.00	100.00	1	LOT 117 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-200-051-000	A	100.00	100.00	1	LOT 194 RIDGEWOOD UNIT 3 MOR S-41
477-420-016-000	A	100.00	100.00	1	LOT 365 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-430-029-000	A	100.00	100.00	1	LOT 459 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-650-001-000	A	100.00	100.00	1	LOT 112 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-310-024-000	A	100.00	100.00	1	LOT 213 WOODCREEK OAKS UNIT 10 S-22
477-230-004-000	A	100.00	100.00	1	LOT 26 RIDGEWOOD UNIT 1 R-87
477-260-007-000	A	100.00	100.00	1	LOT 75 WOODCREEK OAKS UNIT 9-C S-15
477-300-011-000	A	100.00	100.00	1	LOT 271 WOODCREEK OAKS UNIT 10 S-22
477-320-047-000	A	100.00	100.00	1	LOT 57 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-340-027-000	A	100.00	100.00	1	LOT 110 WOODCREEK OAKS VILLAGE 7B S-32
477-190-011-000	A	100.00	100.00	1	LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-610-027-000	A	100.00	100.00	1	LOT 230 WOODCREEK OAKS VILL 2 U-20
477-440-014-000	A	100.00	100.00	1	LOT 14 RIDGEWOOD OAKS UNIT NO 5 T-59
477-310-006-000	A	100.00	100.00	1	LOT 195 WOODCREEK OAKS UNIT 10 S-22
477-620-015-000	A	100.00	100.00	1	LOT 213 WOODCREEK OAKS VILL 2 U-20
477-470-003-000	A	100.00	100.00	1	LOT 17 WOODCREEK OAKS VILL 4-PH A T-65
477-610-009-000	A	100.00	100.00	1	LOT 171 WOODCREEK OAKS VILL 2 U-20
477-250-019-000	A	100.00	100.00	1	LOT 21 WOODCREEK OAKS UNIT 9-B S-14
477-530-007-000	A	100.00	100.00	1	LOT 252 WOODCREEK OAKS VILL 3 T-67
477-640-013-000	A	100.00	100.00	1	LOT 161 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-410-028-000	A	100.00	100.00	1	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-420-034-000	A	100.00	100.00	1	LOT 383 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-290-014-000	A	100.00	100.00	1	LOT 126 WOODCREEK OAKS UNIT 9-D S-16
477-380-022-000	A	100.00	100.00	1	LOT 155 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-420-052-000	A	100.00	100.00	1	LOT 401 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-530-025-000	A	100.00	100.00	1	LOT 283 WOODCREEK OAKS VILL 3 T-67
477-310-077-000	A	100.00	100.00	1	LOT 295 WOODCREEK OAKS UNIT 10 S-22
477-380-040-000	A	100.00	100.00	1	LOT 173 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-370-016-000	A	100.00	100.00	1	LOT 92 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-440-032-000	A	100.00	100.00	1	LOT 32 RIDGEWOOD OAKS UNIT NO 5 T-59
477-560-011-000	A	100.00	100.00	1	LOT 11 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
480-110-016-000	A	100.00	100.00	1	LOT 205 SILVERADO OAKS #7 PH C MOR U-52

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-100-022-000	A	100.00	100.00	1	LOT 142A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-004-000	A	100.00	100.00	1	LOT 125 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-012-000	A	100.00	100.00	1	LOT 443 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-006-000	A	100.00	100.00	1	LOT 26 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-042-000	A	100.00	100.00	1	LOT 62 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-052-000	A	100.00	100.00	1	LOT 248 SILVERADO OAKS #7 PH C MOR U-52
480-110-034-000	A	100.00	100.00	1	LOT 223 SILVERADO OAKS #7 PH C MOR U-52
480-100-029-000	A	100.00	100.00	1	LOT 147 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-057-000	A	100.00	100.00	1	LOT 170 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-003-000	A	100.00	100.00	1	LOT 230 SILVERADO OAKS #7 PH C MOR U-52
480-140-005-000	A	100.00	100.00	1	LOT 307 SILVERADO OAKS #7 PH C MOR U-52
480-120-021-000	A	100.00	100.00	1	LOT 271 SILVERADO OAKS #7 PH C MOR U-52
480-100-075-000	A	100.00	100.00	1	LOT 186 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-035-000	A	100.00	100.00	1	LOT 484 SILVERADO OAKS UNIT NO 7 PHASE G BK V PG74
480-150-017-000	A	100.00	100.00	1	LOT 466 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-023-000	A	100.00	100.00	1	LOT 343 SILVERADO OAKS #7 PH C MOR U-52
480-160-030-000	A	100.00	100.00	1	LOT 497 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-015-000	A	100.00	100.00	1	LOT 302 SILVERADO OAKS #7 PH C MOR U-52
480-110-059-000	A	100.00	100.00	1	LOT 255 SILVERADO OAKS #7 PH C MOR U-52
480-130-033-000	A	100.00	100.00	1	LOT 326 SILVERADO OAKS #7 PH C MOR U-52
480-100-040-000	A	100.00	100.00	1	LOT 156 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-010-000	A	100.00	100.00	1	LOT 459 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-006-000	A	100.00	100.00	1	LOT 195 SILVERADO OAKS #7 PH C MOR U-52
480-100-032-000	A	100.00	100.00	1	LOT 150 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-014-000	A	100.00	100.00	1	LOT 134 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-016-000	A	100.00	100.00	1	LOT 36 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-002-000	A	100.00	100.00	1	LOT 433 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-037-000	A	100.00	100.00	1	LOT 504 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-034-000	A	100.00	100.00	1	LOT 54 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-019-000	A	100.00	100.00	1	LOT 486 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-060-000	A	100.00	100.00	1	LOT 256 SILVERADO OAKS #7 PH C MOR U-52
480-170-052-000	A	100.00	100.00	1	POR LOT 43 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-120-011-000	A	100.00	100.00	1	LOT 261 SILVERADO OAKS #7 PH C MOR U-52
480-110-042-000	A	100.00	100.00	1	LOT 238 SILVERADO OAKS #7 PH C MOR U-52
480-110-024-000	A	100.00	100.00	1	LOT 213 SILVERADO OAKS #7 PH C MOR U-52
480-150-027-000	A	100.00	100.00	1	LOT 476 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-039-000	A	100.00	100.00	1	LOT 155 SILVERADO OAKS UNIT NO 7 PH B U-16
480-130-025-000	A	100.00	100.00	1	LOT 318 SILVERADO OAKS #7 PH C MOR U-52
480-150-009-000	A	100.00	100.00	1	LOT 458 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-007-000	A	100.00	100.00	1	LOT 294 SILVERADO OAKS #7 PH C MOR U-52
480-140-013-000	A	100.00	100.00	1	LOT 333 SILVERADO OAKS #7 PH C MOR U-52
480-160-020-000	A	100.00	100.00	1	LOT 487 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-049-000	A	100.00	100.00	1	LOT 245 SILVERADO OAKS #7 PH C MOR U-52
480-120-028-000	A	100.00	100.00	1	LOT 278 SILVERADO OAKS #7 PH C MOR U-52
480-100-050-000	A	100.00	100.00	1	LOT 164 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-002-000	A	100.00	100.00	1	LOT 123B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-054-000	A	100.00	100.00	1	LOT 250 SILVERADO OAKS #7 PH C MOR U-52
480-110-036-000	A	100.00	100.00	1	LOT 225 SILVERADO OAKS #7 PH C MOR U-52
480-170-008-000	A	100.00	100.00	1	LOT 28 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-014-000	A	100.00	100.00	1	LOT 445 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-018-000	A	100.00	100.00	1	LOT 207 SILVERADO OAKS #7 PH C MOR U-52
480-170-026-000	A	100.00	100.00	1	LOT 46 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-044-000	A	100.00	100.00	1	LOT 64 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-032-000	A	100.00	100.00	1	LOT 499 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-037-000	A	100.00	100.00	1	LOT 154A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-019-000	A	100.00	100.00	1	LOT 139 SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-021-000	A	100.00	100.00	1	LOT 341 SILVERADO OAKS #7 PH C MOR U-52
480-110-001-000	A	100.00	100.00	1	LOT 190 SILVERADO OAKS #7 PH C MOR U-52
480-100-055-000	A	100.00	100.00	1	LOT 168 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-005-000	A	100.00	100.00	1	LOT 232 SILVERADO OAKS #7 PH C MOR U-52
480-120-023-000	A	100.00	100.00	1	LOT 273 SILVERADO OAKS #7 PH C MOR U-52
480-140-003-000	A	100.00	100.00	1	LOT 305 SILVERADO OAKS #7 PH C MOR U-52
480-130-017-000	A	100.00	100.00	1	LOT 310 SILVERADO OAKS #7 PH C MOR U-52
480-100-073-000	A	100.00	100.00	1	LOT 184 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-033-000	A	100.00	100.00	1	LOT 482 SILVERADO OAKS UNIT NO 7 PHASE G V-74

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-150-015-000	A	100.00	100.00	1	LOT 464 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-049-000	A	100.00	100.00	1	LOT 402 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-100-020-000	A	100.00	100.00	1	LOT 140 SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-044-000	A	100.00	100.00	1	LOT 240 SILVERADO OAKS #7 PH C MOR U-52
480-130-010-000	A	100.00	100.00	1	LOT 297 SILVERADO OAKS #7 PH C MOR U-52
480-100-012-000	A	100.00	100.00	1	LOT 132 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-004-000	A	100.00	100.00	1	LOT 435 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-018-000	A	100.00	100.00	1	LOT 38 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-026-000	A	100.00	100.00	1	LOT 215 SILVERADO OAKS #7 PH C MOR U-52
480-160-022-000	A	100.00	100.00	1	LOT 489 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-036-000	A	100.00	100.00	1	LOT 56 SILVERADO OAKS UNIT NO 8 MOR V-75
480-110-008-000	A	100.00	100.00	1	LOT 197 SILVERADO OAKS #7 PH C MOR U-52
480-140-011-000	A	100.00	100.00	1	LOT 331 SILVERADO OAKS #7 PH C MOR U-52
480-120-013-000	A	100.00	100.00	1	LOT 263 SILVERADO OAKS #7 PH C MOR U-52
480-100-047-000	A	100.00	100.00	1	LOT 162A SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-001-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-130-009-000	A	100.00	100.00	1	LOT 296 SILVERADO OAKS #7 PH C MOR U-52
480-120-031-000	A	100.00	100.00	1	LOT 281 SILVERADO OAKS #7 PH C MOR U-52
480-100-065-000	A	100.00	100.00	1	LOT 177A SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-025-000	A	100.00	100.00	1	LOT 474 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-029-000	A	100.00	100.00	1	LOT 496 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-027-000	A	100.00	100.00	1	LOT 320 SILVERADO OAKS #7 PH C MOR U-52
480-150-007-000	A	100.00	100.00	1	LOT 456 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-059-000	A	100.00	100.00	1	LOT 385 A & POR 385 B SILVERADO OAKS U7 PH F T-82
480-140-028-000	A	100.00	100.00	1	LOT 348 SILVERADO OAKS #7 PH C MOR U-52
480-100-030-000	A	100.00	100.00	1	LOT 148 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-019-000	A	100.00	100.00	1	LOT 39 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-090-057-000	A	100.00	100.00	1	LOT 378 A & POR 378 B SILVERADO OAKS U7 PH F T-82
480-160-034-000	A	100.00	100.00	1	LOT 501 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-037-000	A	100.00	100.00	1	LOT 57 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-130-011-000	A	100.00	100.00	1	LOT 298 SILVERADO OAKS #7 PH C MOR U-52
480-110-047-000	A	100.00	100.00	1	LOT 243 SILVERADO OAKS #7 PH C MOR U-52
480-140-010-000	A	100.00	100.00	1	LOT 330 SILVERADO OAKS #7 PH C MOR U-52
480-100-026-000	A	100.00	100.00	1	LOT 144 SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-012-000	A	100.00	100.00	1	LOT 201 SILVERADO OAKS #7 PH C MOR U-52
480-100-069-000	A	100.00	100.00	1	LOT 180 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-008-000	A	100.00	100.00	1	LOT 129 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-002-000	A	100.00	100.00	1	LOT 22 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-016-000	A	100.00	100.00	1	LOT 447 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-020-000	A	100.00	100.00	1	LOT 40 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-130-028-000	A	100.00	100.00	1	LOT 321 SILVERADO OAKS #7 PH C MOR U-52
480-110-030-000	A	100.00	100.00	1	LOT 219 SILVERADO OAKS #7 PH C MOR U-52
480-100-044-000	A	100.00	100.00	1	LOT 160A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-062-000	A	100.00	100.00	1	LOT 175 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-007-000	A	100.00	100.00	1	LOT 234 SILVERADO OAKS #7 PH C MOR U-52
480-120-025-000	A	100.00	100.00	1	LOT 275 SILVERADO OAKS #7 PH C MOR U-52
480-140-009-000	A	100.00	100.00	1	LOT 329 SILVERADO OAKS #7 PH C MOR U-52
480-150-031-000	A	100.00	100.00	1	LOT 480 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-013-000	A	100.00	100.00	1	LOT 462 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-027-000	A	100.00	100.00	1	LOT 347 SILVERADO OAKS #7 PH C MOR U-52
480-170-047-000	A	100.00	100.00	1	LOT 67 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-055-000	A	100.00	100.00	1	LOT 251 SILVERADO OAKS #7 PH C MOR U-52
480-160-024-000	A	100.00	100.00	1	LOT 491 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-037-000	A	100.00	100.00	1	LOT 226 SILVERADO OAKS #7 PH C MOR U-52
480-110-019-000	A	100.00	100.00	1	LOT 208 SILVERADO OAKS #7 PH C MOR U-52
480-110-002-000	A	100.00	100.00	1	LOT 191 SILVERADO OAKS #7 PH C MOR U-52
480-100-079-000	A	100.00	100.00	1	LOT 189B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-036-000	A	100.00	100.00	1	LOT 153 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-018-000	A	100.00	100.00	1	LOT 138 SILVERADO OAKS UNIT NO 7 PH B U-16
480-090-050-000	A	100.00	100.00	1	LOT 403 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-160-006-000	A	100.00	100.00	1	LOT 437 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-012-000	A	100.00	100.00	1	LOT 32 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-030-000	A	100.00	100.00	1	LOT 50 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-120-015-000	A	100.00	100.00	1	LOT 265 SILVERADO OAKS #7 PH C MOR U-52
480-100-054-000	A	100.00	100.00	1	LOT 167B SILVERADO OAKS UNIT NO 7 PH B U-16

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-120-033-000	A	100.00	100.00	1	LOT 283 SILVERADO OAKS #7 PH C MOR U-52
480-110-020-000	A	100.00	100.00	1	LOT 209 SILVERADO OAKS #7 PH C MOR U-52
480-150-023-000	A	100.00	100.00	1	LOT 472 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-072-000	A	100.00	100.00	1	LOT 183 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-005-000	A	100.00	100.00	1	LOT 454 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-021-000	A	100.00	100.00	1	LOT 314 SILVERADO OAKS #7 PH C MOR U-52
480-130-003-000	A	100.00	100.00	1	LOT 290 SILVERADO OAKS #7 PH C MOR U-52
480-100-001-000	A	100.00	100.00	1	LOT 123A SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-017-000	A	100.00	100.00	1	LOT 337 SILVERADO OAKS #7 PH C MOR U-52
480-150-011-000	A	100.00	100.00	1	LOT 460 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-055-000	A	100.00	100.00	1	POR LT 385B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-100-024-000	A	100.00	100.00	1	LOT 143A SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-050-000	A	100.00	100.00	1	LOT 246 SILVERADO OAKS #7 PH C MOR U-52
480-100-006-000	A	100.00	100.00	1	LOT 127 SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-032-000	A	100.00	100.00	1	LOT 221 SILVERADO OAKS #7 PH C MOR U-52
480-160-018-000	A	100.00	100.00	1	LOT 449 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-004-000	A	100.00	100.00	1	LOT 24 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-014-000	A	100.00	100.00	1	LOT 203 SILVERADO OAKS #7 PH C MOR U-52
480-100-049-000	A	100.00	100.00	1	LOT 163 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-022-000	A	100.00	100.00	1	LOT 42 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-036-000	A	100.00	100.00	1	LOT 503 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-120-010-000	A	100.00	100.00	1	LOT 260 SILVERADO OAKS #7 PH C MOR U-52
480-170-040-000	A	100.00	100.00	1	LOT 60 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-100-067-000	A	100.00	100.00	1	LOT 178 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-028-000	A	100.00	100.00	1	LOT 477 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-039-000	A	100.00	100.00	1	LOT 235 SILVERADO OAKS #7 PH C MOR U-52
480-160-001-000	A	100.00	100.00	1	LOT 432 SILVERADO OAKS UNIT NO 7 PHASE G MOR V-74
480-130-031-000	A	100.00	100.00	1	LOT 324 SILVERADO OAKS #7 PH C MOR U-52
480-140-025-000	A	100.00	100.00	1	LOT 345 SILVERADO OAKS #7 PH C MOR U-52
480-100-042-000	A	100.00	100.00	1	LOT 158 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-060-000	A	100.00	100.00	1	LOT 173 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-009-000	A	100.00	100.00	1	LOT 259 SILVERADO OAKS #7 PH C MOR U-52
480-170-029-000	A	100.00	100.00	1	LOT 49 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-120-027-000	A	100.00	100.00	1	LOT 277 SILVERADO OAKS #7 PH C MOR U-52
480-140-007-000	A	100.00	100.00	1	LOT 327 SILVERADO OAKS #7 PH C MOR U-52
480-130-013-000	A	100.00	100.00	1	LOT 300 SILVERADO OAKS #7 PH C MOR U-52
480-090-047-000	A	100.00	100.00	1	LOT 400 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-110-057-000	A	100.00	100.00	1	LOT 253 SILVERADO OAKS #7 PH C MOR U-52
480-100-034-000	A	100.00	100.00	1	LOT 151B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-040-000	A	100.00	100.00	1	LOT 236 SILVERADO OAKS #7 PH C MOR U-52
480-100-016-000	A	100.00	100.00	1	LOT 136 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-014-000	A	100.00	100.00	1	LOT 34 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-008-000	A	100.00	100.00	1	LOT 439 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-022-000	A	100.00	100.00	1	LOT 211 SILVERADO OAKS #7 PH C MOR U-52
480-100-059-000	A	100.00	100.00	1	LOT 172 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-032-000	A	100.00	100.00	1	LOT 52 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-004-000	A	100.00	100.00	1	LOT 193 SILVERADO OAKS #7 PH C MOR U-52
480-100-077-000	A	100.00	100.00	1	LOT 188 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-026-000	A	100.00	100.00	1	LOT 493 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-015-000	A	100.00	100.00	1	LOT 335 SILVERADO OAKS #7 PH C MOR U-52
480-110-029-000	A	100.00	100.00	1	LOT 218 SILVERADO OAKS #7 PH C MOR U-52
480-120-017-000	A	100.00	100.00	1	LOT 267 SILVERADO OAKS #7 PH C MOR U-52
480-100-052-000	A	100.00	100.00	1	LOT 166 SILVERADO OAKS UNIT NO 7 PH B U-16
480-130-005-000	A	100.00	100.00	1	LOT 292 SILVERADO OAKS #7 PH C MOR U-52
480-120-035-000	A	100.00	100.00	1	LOT 285 SILVERADO OAKS #7 PH C MOR U-52
480-150-021-000	A	100.00	100.00	1	LOT 470 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-070-000	A	100.00	100.00	1	LOT 181 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-039-000	A	100.00	100.00	1	LOT 59 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-130-023-000	A	100.00	100.00	1	LOT 316 SILVERADO OAKS #7 PH C MOR U-52
480-150-003-000	A	100.00	100.00	1	LOT 452 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-007-000	A	100.00	100.00	1	LOT 196 SILVERADO OAKS #7 PH C MOR U-52
480-100-031-000	A	100.00	100.00	1	LOT 149 SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-025-000	A	100.00	100.00	1	LOT 214 SILVERADO OAKS #7 PH C MOR U-52
480-100-013-000	A	100.00	100.00	1	LOT 133 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-003-000	A	100.00	100.00	1	LOT 434 SILVERADO OAKS UNIT NO 7 PHASE G V-74

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-160-021-000	A	100.00	100.00	1	LOT 488 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-053-000	A	100.00	100.00	1	POR LT 379A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-170-015-000	A	100.00	100.00	1	LOT 35 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-033-000	A	100.00	100.00	1	LOT 53 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-061-000	A	100.00	100.00	1	LOT 257 SILVERADO OAKS #7 PH C MOR U-52
480-120-030-000	A	100.00	100.00	1	LOT 280 SILVERADO OAKS #7 PH C MOR U-52
480-110-043-000	A	100.00	100.00	1	LOT 239 SILVERADO OAKS #7 PH C MOR U-52
480-150-008-000	A	100.00	100.00	1	LOT 457 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-014-000	A	100.00	100.00	1	LOT 334 SILVERADO OAKS #7 PH C MOR U-52
480-100-066-000	A	100.00	100.00	1	LOT 177B SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-012-000	A	100.00	100.00	1	LOT 262 SILVERADO OAKS #7 PH C MOR U-52
480-130-006-000	A	100.00	100.00	1	LOT 293 SILVERADO OAKS #7 PH C MOR U-52
480-150-026-000	A	100.00	100.00	1	LOT 475 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-024-000	A	100.00	100.00	1	LOT 317 SILVERADO OAKS #7 PH C MOR U-52
480-140-029-000	A	100.00	100.00	1	LOT 349 SILVERADO OAKS #7 PH C MOR U-52
480-150-001-000	A	100.00	100.00	1	LOT 450 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-023-000	A	100.00	100.00	1	LOT 142B SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-007-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-025-000	A	100.00	100.00	1	LOT 45 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-100-005-000	A	100.00	100.00	1	LOT 126 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-043-000	A	100.00	100.00	1	LOT 63 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-028-000	A	100.00	100.00	1	LOT 495 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-051-000	A	100.00	100.00	1	LOT 247 SILVERADO OAKS #7 PH C MOR U-52
480-110-033-000	A	100.00	100.00	1	LOT 222 SILVERADO OAKS #7 PH C MOR U-52
480-120-020-000	A	100.00	100.00	1	LOT 270 SILVERADO OAKS #7 PH C MOR U-52
480-110-015-000	A	100.00	100.00	1	LOT 204 SILVERADO OAKS #7 PH C MOR U-52
480-100-048-000	A	100.00	100.00	1	LOT 162B SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-018-000	A	100.00	100.00	1	LOT 467 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-004-000	A	100.00	100.00	1	LOT 306 SILVERADO OAKS #7 PH C MOR U-52
480-100-076-000	A	100.00	100.00	1	LOT 187 SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-022-000	A	100.00	100.00	1	LOT 342 SILVERADO OAKS #7 PH C MOR U-52
480-120-002-000	A	100.00	100.00	1	LOT 229 SILVERADO OAKS #7 PH C MOR U-52
480-130-016-000	A	100.00	100.00	1	LOT 309 SILVERADO OAKS #7 PH C MOR U-52
480-150-036-000	A	100.00	100.00	1	LOT 485 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-011-000	A	100.00	100.00	1	LOT 442 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-058-000	A	100.00	100.00	1	LOT 254 SILVERADO OAKS #7 PH C MOR U-52
480-120-019-000	A	100.00	100.00	1	LOT 269 SILVERADO OAKS #7 PH C MOR U-52
480-100-041-000	A	100.00	100.00	1	LOT 157 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-037-000	A	100.00	100.00	1	LOT 287 SILVERADO OAKS #7 PH C MOR U-52
480-160-005-000	A	100.00	100.00	1	LOT 436 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-023-000	A	100.00	100.00	1	LOT 490 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-045-000	A	100.00	100.00	1	LOT 241 SILVERADO OAKS #7 PH C MOR U-52
480-110-009-000	A	100.00	100.00	1	LOT 198 SILVERADO OAKS #7 PH C MOR U-52
480-170-017-000	A	100.00	100.00	1	LOT 37 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-027-000	A	100.00	100.00	1	LOT 216 SILVERADO OAKS #7 PH C MOR U-52
480-170-035-000	A	100.00	100.00	1	LOT 55 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-053-000	A	100.00	100.00	1	LOT 44 & POR 43 SILVERADO OAKS UNIT NO 8 MOR V-75
480-090-051-000	A	100.00	100.00	1	POR LOT 378B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-140-030-000	A	100.00	100.00	1	LOT 350 SILVERADO OAKS #7 PH C MOR U-52
480-100-028-000	A	100.00	100.00	1	LOT 146 SILVERADO OAKS UNIT NO 7 PH B U-16
480-130-008-000	A	100.00	100.00	1	LOT 295 SILVERADO OAKS #7 PH C MOR U-52
480-130-026-000	A	100.00	100.00	1	LOT 319 SILVERADO OAKS #7 PH C MOR U-52
480-120-032-000	A	100.00	100.00	1	LOT 282 SILVERADO OAKS #7 PH C MOR U-52
480-100-046-000	A	100.00	100.00	1	LOT 161 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-006-000	A	100.00	100.00	1	LOT 455 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-064-000	A	100.00	100.00	1	LOT 176B SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-012-000	A	100.00	100.00	1	LOT 332 SILVERADO OAKS #7 PH C MOR U-52
480-120-014-000	A	100.00	100.00	1	LOT 264 SILVERADO OAKS #7 PH C MOR U-52
480-110-010-000	A	100.00	100.00	1	LOT 199 SILVERADO OAKS #7 PH C MOR U-52
480-150-024-000	A	100.00	100.00	1	LOT 473 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-058-000	A	100.00	100.00	1	LOT 379 B & POR 379 A SILVERADO OAKS U7 PH F T-82
480-100-011-000	A	100.00	100.00	1	LOT 131B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-035-000	A	100.00	100.00	1	LOT 224 SILVERADO OAKS #7 PH C MOR U-52
480-100-021-000	A	100.00	100.00	1	LOT 141 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-009-000	A	100.00	100.00	1	LOT 29 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-110-017-000	A	100.00	100.00	1	LOT 206 SILVERADO OAKS #7 PH C MOR U-52
480-120-029-000	A	100.00	100.00	1	LOT 279 SILVERADO OAKS #7 PH C MOR U-52
480-170-027-000	A	100.00	100.00	1	LOT 47 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-130-001-000	A	100.00	100.00	1	LOT 288 SILVERADO OAKS #7 PH C MOR U-52
480-100-003-000	A	100.00	100.00	1	LOT 124 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-045-000	A	100.00	100.00	1	LOT 65 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-031-000	A	100.00	100.00	1	LOT 498 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-013-000	A	100.00	100.00	1	LOT 444 SILVERADO OAKS UNIT #7 PHASE G MOR V-74
480-140-020-000	A	100.00	100.00	1	LOT 340 SILVERADO OAKS #7 PH C MOR U-52
480-100-038-000	A	100.00	100.00	1	LOT 154B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-053-000	A	100.00	100.00	1	LOT 249 SILVERADO OAKS #7 PH C MOR U-52
480-120-022-000	A	100.00	100.00	1	LOT 272 SILVERADO OAKS #7 PH C MOR U-52
480-130-018-000	A	100.00	100.00	1	LOT 311 SILVERADO OAKS #7 PH C MOR U-52
480-170-010-000	A	100.00	100.00	1	LOT 30 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-100-056-000	A	100.00	100.00	1	LOT 169 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-016-000	A	100.00	100.00	1	LOT 465 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-002-000	A	100.00	100.00	1	LOT 304 SILVERADO OAKS #7 PH C MOR U-52
480-100-074-000	A	100.00	100.00	1	LOT 185 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-004-000	A	100.00	100.00	1	LOT 231 SILVERADO OAKS #7 PH C MOR U-52
480-140-019-000	A	100.00	100.00	1	LOT 339 SILVERADO OAKS #7 PH C MOR U-52
480-150-034-000	A	100.00	100.00	1	LOT 483 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-028-000	A	100.00	100.00	1	LOT 48 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-046-000	A	100.00	100.00	1	LOT 66 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-056-000	A	100.00	100.00	1	LOT 252 SILVERADO OAKS #7 PH C MOR U-52
480-130-020-000	A	100.00	100.00	1	LOT 313 SILVERADO OAKS #7 PH C MOR U-52
480-110-038-000	A	100.00	100.00	1	LOT 227 SILVERADO OAKS #7 PH C MOR U-52
480-110-003-000	A	100.00	100.00	1	LOT 192 SILVERADO OAKS #7 PH C MOR U-52
480-100-035-000	A	100.00	100.00	1	LOT 152 SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-021-000	A	100.00	100.00	1	LOT 210 SILVERADO OAKS #7 PH C MOR U-52
480-140-001-000	A	100.00	100.00	1	LOT 303 SILVERADO OAKS #7 PH C MOR U-52
480-100-017-000	A	100.00	100.00	1	LOT 137 SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-029-000	A	100.00	100.00	1	LOT 478 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-007-000	A	100.00	100.00	1	LOT 438 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-078-000	A	100.00	100.00	1	LOT 189A SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-025-000	A	100.00	100.00	1	LOT 492 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-011-000	A	100.00	100.00	1	LOT 31 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-130-019-000	A	100.00	100.00	1	LOT 312 SILVERADO OAKS #7 PH C MOR U-52
480-120-034-000	A	100.00	100.00	1	LOT 284 SILVERADO OAKS #7 PH C MOR U-52
480-100-053-000	A	100.00	100.00	1	LOT 167A SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-018-000	A	100.00	100.00	1	LOT 338 SILVERADO OAKS #7 PH C MOR U-52
480-150-004-000	A	100.00	100.00	1	LOT 453 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-120-016-000	A	100.00	100.00	1	LOT 266 SILVERADO OAKS #7 PH C MOR U-52
480-100-071-000	A	100.00	100.00	1	LOT 182 SILVERADO OAKS UNIT NO 7 PH B U-16
480-130-002-000	A	100.00	100.00	1	LOT 289 SILVERADO OAKS #7 PH C MOR U-52
480-150-022-000	A	100.00	100.00	1	LOT 471 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-033-000	A	100.00	100.00	1	LOT 500 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-038-000	A	100.00	100.00	1	LOT 58 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-160-015-000	A	100.00	100.00	1	LOT 446 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-030-000	A	100.00	100.00	1	LOT 323 SILVERADO OAKS #7 PH C MOR U-52
480-110-046-000	A	100.00	100.00	1	LOT 242 SILVERADO OAKS #7 PH C MOR U-52
480-110-028-000	A	100.00	100.00	1	LOT 217 SILVERADO OAKS #7 PH C MOR U-52
480-100-027-000	A	100.00	100.00	1	LOT 145 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-003-000	A	100.00	100.00	1	LOT 23 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-021-000	A	100.00	100.00	1	LOT 41 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-100-009-000	A	100.00	100.00	1	LOT 130 SILVERADO OAKS UNIT NO 7 PH B U-16
480-120-024-000	A	100.00	100.00	1	LOT 274 SILVERADO OAKS #7 PH C MOR U-52
480-110-011-000	A	100.00	100.00	1	LOT 200 SILVERADO OAKS #7 PH C MOR U-52
480-100-045-000	A	100.00	100.00	1	LOT 160B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-063-000	A	100.00	100.00	1	LOT 176A SILVERADO OAKS UNIT NO 7 PH B U-16
480-150-014-000	A	100.00	100.00	1	LOT 463 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-008-000	A	100.00	100.00	1	LOT 328 SILVERADO OAKS #7 PH C MOR U-52
480-140-026-000	A	100.00	100.00	1	LOT 346 SILVERADO OAKS #7 PH C MOR U-52
480-120-006-000	A	100.00	100.00	1	LOT 233 SILVERADO OAKS #7 PH C MOR U-52
480-100-010-000	A	100.00	100.00	1	LOT 131A SILVERADO OAKS UNIT NO 7 PH B U-16
480-130-012-000	A	100.00	100.00	1	LOT 299 SILVERADO OAKS #7 PH C MOR U-52

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-150-032-000	A	100.00	100.00	1	LOT 481 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-048-000	A	100.00	100.00	1	LOT 401 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-150-020-000	A	100.00	100.00	1	LOT 469 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-090-046-000	A	100.00	100.00	1	LOT 399 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-100-033-000	A	100.00	100.00	1	LOT 151A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-015-000	A	100.00	100.00	1	LOT 135 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-009-000	A	100.00	100.00	1	LOT 440 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-027-000	A	100.00	100.00	1	LOT 494 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-110-041-000	A	100.00	100.00	1	LOT 237 SILVERADO OAKS #7 PH C MOR U-52
480-130-029-000	A	100.00	100.00	1	LOT 322 SILVERADO OAKS #7 PH C MOR U-52
480-170-013-000	A	100.00	100.00	1	LOT 33 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-005-000	A	100.00	100.00	1	LOT 194 SILVERADO OAKS #7 PH C MOR U-52
480-120-001-000	A	100.00	100.00	1	LOT 228 SILVERADO OAKS #7 PH C MOR U-52
480-110-023-000	A	100.00	100.00	1	LOT 212 SILVERADO OAKS #7 PH C MOR U-52
480-100-058-000	A	100.00	100.00	1	LOT 171 SILVERADO OAKS UNIT NO 7 PH B U-16
480-170-031-000	A	100.00	100.00	1	LOT 51 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-150-019-000	A	100.00	100.00	1	LOT 468 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-130-004-000	A	100.00	100.00	1	LOT 291 SILVERADO OAKS #7 PH C MOR U-52
480-110-048-000	A	100.00	100.00	1	LOT 244 SILVERADO OAKS #7 PH C MOR U-52
480-130-022-000	A	100.00	100.00	1	LOT 315 SILVERADO OAKS #7 PH C MOR U-52
480-120-036-000	A	100.00	100.00	1	LOT 286 SILVERADO OAKS #7 PH C MOR U-52
480-160-010-000	A	100.00	100.00	1	LOT 441 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-051-000	A	100.00	100.00	1	LOT 165 SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-016-000	A	100.00	100.00	1	LOT 336 SILVERADO OAKS #7 PH C MOR U-52
480-150-002-000	A	100.00	100.00	1	LOT 451 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-120-018-000	A	100.00	100.00	1	LOT 268 SILVERADO OAKS #7 PH C MOR U-52
480-150-030-000	A	100.00	100.00	1	LOT 479 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-100-025-000	A	100.00	100.00	1	LOT 143B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-031-000	A	100.00	100.00	1	LOT 220 SILVERADO OAKS #7 PH C MOR U-52
480-170-005-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-110-013-000	A	100.00	100.00	1	LOT 202 SILVERADO OAKS #7 PH C MOR U-52
480-100-007-000	A	100.00	100.00	1	LOT 128 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-035-000	A	100.00	100.00	1	LOT 502 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-041-000	A	100.00	100.00	1	LOT 61 SILVERADO OAKS UNIT NO 8 MOR BL V PG 75
480-100-068-000	A	100.00	100.00	1	LOT 179 SILVERADO OAKS UNIT NO 7 PH B U-16
480-160-017-000	A	100.00	100.00	1	LOT 448 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-140-024-000	A	100.00	100.00	1	LOT 344 SILVERADO OAKS #7 PH C MOR U-52
480-120-026-000	A	100.00	100.00	1	LOT 276 SILVERADO OAKS #7 PH C MOR U-52
480-130-032-000	A	100.00	100.00	1	LOT 325 SILVERADO OAKS #7 PH C MOR U-52
480-130-014-000	A	100.00	100.00	1	LOT 301 SILVERADO OAKS #7 PH C MOR U-52
480-100-043-000	A	100.00	100.00	1	LOT 159 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-061-000	A	100.00	100.00	1	LOT 174 SILVERADO OAKS UNIT NO 7 PH B U-16
480-140-006-000	A	100.00	100.00	1	LOT 308 SILVERADO OAKS #7 PH C MOR U-52
480-150-012-000	A	100.00	100.00	1	LOT 461 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-048-000	A	100.00	100.00	1	LOT 68 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-120-008-000	A	100.00	100.00	1	LOT 258 SILVERADO OAKS #7 PH C MOR U-52
476-440-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS UNIT 9 V-1
476-440-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS UNIT 9 V-1
476-440-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS UNIT 9 V-1
476-440-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS UNIT 9 V-1
476-440-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS UNIT 9 V-1
476-450-011-000	A	100.00	100.00	1	LOT 32 SILVERADO OAKS UNIT 9 V-1
476-450-012-000	A	100.00	100.00	1	LOT 33 SILVERADO OAKS UNIT 9 V-1
476-450-043-000	A	100.00	100.00	1	LOT 64 SILVERADO OAKS UNIT 9 V-1
476-450-044-000	A	100.00	100.00	1	LOT 65 SILVERADO OAKS UNIT 9 V-1
476-450-045-000	A	100.00	100.00	1	LOT 66 SILVERADO OAKS UNIT 9 V-1
476-450-046-000	A	100.00	100.00	1	LOT 67 SILVERADO OAKS UNIT 9 V-1
476-450-047-000	A	100.00	100.00	1	LOT 68 SILVERADO OAKS UNIT 9 V-1
476-450-048-000	A	100.00	100.00	1	LOT 69 SILVERADO OAKS UNIT 9 V-1
476-460-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS UNIT NO 10 MOR V-97

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-460-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-013-000	A	100.00	100.00	1	LOT 13 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-014-000	A	100.00	100.00	1	LOT 14 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-015-000	A	100.00	100.00	1	LOT 15 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-016-000	A	100.00	100.00	1	LOT 16 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-017-000	A	100.00	100.00	1	LOT 17 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-018-000	A	100.00	100.00	1	LOT 18 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-019-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-020-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-021-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-022-000	A	100.00	100.00	1	LOT 22 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-023-000	A	100.00	100.00	1	LOT 23 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-024-000	A	100.00	100.00	1	LOT 24 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-025-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-026-000	A	100.00	100.00	1	LOT 26 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-027-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-028-000	A	100.00	100.00	1	LOT 28 SILVERADO OAKS UNIT NO 10 MOR V-97
476-440-021-000	A	100.00	100.00	1	LOT 21 SILVERADO OAKS UNIT 9 V-1
480-180-001-000	A	100.00	100.00	1	LOT 69 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-002-000	A	100.00	100.00	1	LOT 70 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-003-000	A	100.00	100.00	1	LOT 71 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-004-000	A	100.00	100.00	1	LOT 72 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-005-000	A	100.00	100.00	1	LOT 73 SILVERADO OAKS UNIT #8 MOR V-75
480-180-006-000	A	100.00	100.00	1	LOT 74 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-007-000	A	100.00	100.00	1	LOT 75 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-008-000	A	100.00	100.00	1	LOT 76 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-009-000	A	100.00	100.00	1	LOT 77 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-010-000	A	100.00	100.00	1	LOT 78 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-011-000	A	100.00	100.00	1	LOT 79 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-012-000	A	100.00	100.00	1	LOT 80 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-013-000	A	100.00	100.00	1	LOT 81 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-014-000	A	100.00	100.00	1	LOT 82 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-015-000	A	100.00	100.00	1	LOT 90 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-016-000	A	100.00	100.00	1	LOT 91 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-017-000	A	100.00	100.00	1	LOT 92 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-018-000	A	100.00	100.00	1	LOT 93 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-019-000	A	100.00	100.00	1	LOT 94 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-020-000	A	100.00	100.00	1	LOT 95 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-021-000	A	100.00	100.00	1	LOT 96 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-022-000	A	100.00	100.00	1	LOT 97 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-023-000	A	100.00	100.00	1	LOT 98 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-024-000	A	100.00	100.00	1	LOT 99 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-025-000	A	100.00	100.00	1	LOT 100 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-026-000	A	100.00	100.00	1	LOT 101 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-027-000	A	100.00	100.00	1	LOT 102 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-028-000	A	100.00	100.00	1	LOT 103 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-029-000	A	100.00	100.00	1	LOT 104 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-030-000	A	100.00	100.00	1	LOT 105 SILVERADO OAKS UNIT NO 8 MOR BK VN PG 75
480-190-001-000	A	100.00	100.00	1	LOT 1 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-002-000	A	100.00	100.00	1	LOT 2 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-003-000	A	100.00	100.00	1	LOT 3 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-004-000	A	100.00	100.00	1	LOT 4 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-005-000	A	100.00	100.00	1	LOT 5 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-190-013-000	A	100.00	100.00	1	LOT 13 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-014-000	A	100.00	100.00	1	LOT 14 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-015-000	A	100.00	100.00	1	LOT 15 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-016-000	A	100.00	100.00	1	LOT 16 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-019-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-020-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-021-000	A	100.00	100.00	1	LOT 83 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-022-000	A	100.00	100.00	1	LOT 84 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-023-000	A	100.00	100.00	1	LOT 85 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-024-000	A	100.00	100.00	1	LOT 86 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-025-000	A	100.00	100.00	1	LOT 87 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-026-000	A	100.00	100.00	1	LOT 88 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-027-000	A	100.00	100.00	1	LOT 89 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-030-000	A	100.00	100.00	1	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-031-000	A	100.00	100.00	1	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75
476-450-013-000	A	100.00	100.00	1	LOT 34 SILVERADO OAKS UNIT 9 V-1
476-450-014-000	A	100.00	100.00	1	LOT 35 SILVERADO OAKS UNIT 9 V-1
476-450-015-000	A	100.00	100.00	1	LOT 36 SILVERADO OAKS UNIT 9 V-1
476-450-016-000	A	100.00	100.00	1	LOT 37 SILVERADO OAKS UNIT 9 V-1
476-450-017-000	A	100.00	100.00	1	LOT 38 SILVERADO OAKS UNIT 9 V-1
476-450-018-000	A	100.00	100.00	1	LOT 39 SILVERADO OAKS UNIT 9 V-1
476-450-019-000	A	100.00	100.00	1	LOT 40 SILVERADO OAKS UNIT 9 V-1
476-450-020-000	A	100.00	100.00	1	LOT 41 SILVERADO OAKS UNIT 9 V-1
476-450-021-000	A	100.00	100.00	1	LOT 42 SILVERADO OAKS UNIT 9 V-1
476-450-022-000	A	100.00	100.00	1	LOT 43 SILVERADO OAKS UNIT 9 V-1
476-450-023-000	A	100.00	100.00	1	LOT 44 SILVERADO OAKS UNIT 9 V-1
476-450-024-000	A	100.00	100.00	1	LOT 45 SILVERADO OAKS UNIT 9 V-1
476-450-025-000	A	100.00	100.00	1	LOT 46 SILVERADO OAKS UNIT 9 V-1
476-450-026-000	A	100.00	100.00	1	LOT 47 SILVERADO OAKS UNIT 9 V-1
476-450-027-000	A	100.00	100.00	1	LOT 48 SILVERADO OAKS UNIT 9 V-1
476-450-028-000	A	100.00	100.00	1	LOT 49 SILVERADO OAKS UNIT 9 V-1
476-450-029-000	A	100.00	100.00	1	LOT 50 SILVERADO OAKS UNIT 9 V-1
476-450-030-000	A	100.00	100.00	1	LOT 51 SILVERADO OAKS UNIT 9 V-1
476-450-031-000	A	100.00	100.00	1	LOT 52 SILVERADO OAKS UNIT 9 V-1
476-450-032-000	A	100.00	100.00	1	LOT 53 SILVERADO OAKS UNIT 9 V-1
476-450-033-000	A	100.00	100.00	1	LOT 54 SILVERADO OAKS UNIT 9 V-1
476-450-034-000	A	100.00	100.00	1	LOT 55 SILVERADO OAKS UNIT 9 V-1
476-450-035-000	A	100.00	100.00	1	LOT 56 SILVERADO OAKS UNIT 9 V-1
476-450-036-000	A	100.00	100.00	1	LOT 57 SILVERADO OAKS UNIT 9 V-1
476-450-037-000	A	100.00	100.00	1	LOT 58 SILVERADO OAKS UNIT 9 V-1
476-450-038-000	A	100.00	100.00	1	LOT 59 SILVERADO OAKS UNIT 9 V-1
476-450-039-000	A	100.00	100.00	1	LOT 60 SILVERADO OAKS UNIT 9 V-1
476-450-040-000	A	100.00	100.00	1	LOT 61 SILVERADO OAKS UNIT 9 V-1
476-450-041-000	A	100.00	100.00	1	LOT 62 SILVERADO OAKS UNIT 9 V-1
476-450-042-000	A	100.00	100.00	1	LOT 63 SILVERADO OAKS UNIT 9 V-1
476-440-006-000	A	100.00	100.00	1	LOT 6 SILVERADO OAKS UNIT 9 V-1
476-440-007-000	A	100.00	100.00	1	LOT 7 SILVERADO OAKS UNIT 9 V-1
476-440-008-000	A	100.00	100.00	1	LOT 8 SILVERADO OAKS UNIT 9 V-1
476-440-009-000	A	100.00	100.00	1	LOT 9 SILVERADO OAKS UNIT 9 V-1
476-440-010-000	A	100.00	100.00	1	LOT 10 SILVERADO OAKS UNIT 9 V-1
476-440-011-000	A	100.00	100.00	1	LOT 11 SILVERADO OAKS UNIT 9 V-1
476-440-012-000	A	100.00	100.00	1	LOT 12 SILVERADO OAKS UNIT 9 V-1
476-440-013-000	A	100.00	100.00	1	LOT 13 SILVERADO OAKS UNIT 9 V-1
476-440-014-000	A	100.00	100.00	1	LOT 14 SILVERADO OAKS UNIT 9 V-1
476-440-015-000	A	100.00	100.00	1	LOT 15 SILVERADO OAKS UNIT 9 V-1
476-440-016-000	A	100.00	100.00	1	LOT 16 SILVERADO OAKS UNIT 9 V-1
476-440-017-000	A	100.00	100.00	1	LOT 17 SILVERADO OAKS UNIT 9 V-1
476-440-018-000	A	100.00	100.00	1	LOT 18 SILVERADO OAKS UNIT 9 V-1
476-440-019-000	A	100.00	100.00	1	LOT 19 SILVERADO OAKS UNIT 9 V-1
476-440-020-000	A	100.00	100.00	1	LOT 20 SILVERADO OAKS UNIT 9 V-1
476-440-022-000	A	100.00	100.00	1	LOT 70 SILVERADO OAKS UNIT 9 V-1
476-440-023-000	A	100.00	100.00	1	LOT 71 SILVERADO OAKS UNIT 9 V-1
476-440-024-000	A	100.00	100.00	1	LOT 72 SILVERADO OAKS UNIT 9 V-1
476-440-025-000	A	100.00	100.00	1	LOT 73 SILVERADO OAKS UNIT 9 V-1
476-440-026-000	A	100.00	100.00	1	LOT 74 SILVERADO OAKS UNIT 9 V-1

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-440-027-000	A	100.00	100.00	1	LOT 75 SILVERADO OAKS UNIT 9 V-1
476-440-028-000	A	100.00	100.00	1	LOT 76 SILVERADO OAKS UNIT 9 V-1
476-450-001-000	A	100.00	100.00	1	LOT 22 SILVERADO OAKS UNIT 9 V-1
476-450-002-000	A	100.00	100.00	1	LOT 23 SILVERADO OAKS UNIT 9 V-1
476-450-003-000	A	100.00	100.00	1	LOT 24 SILVERADO OAKS UNIT 9 V-1
476-450-004-000	A	100.00	100.00	1	LOT 25 SILVERADO OAKS UNIT 9 V-1
476-450-005-000	A	100.00	100.00	1	LOT 26 SILVERADO OAKS UNIT 9 V-1
476-450-006-000	A	100.00	100.00	1	LOT 27 SILVERADO OAKS UNIT 9 V-1
476-450-007-000	A	100.00	100.00	1	LOT 28 SILVERADO OAKS UNIT 9 V-1
476-450-008-000	A	100.00	100.00	1	LOT 29 SILVERADO OAKS UNIT 9 V-1
476-450-009-000	A	100.00	100.00	1	LOT 30 SILVERADO OAKS UNIT 9 V-1
476-450-010-000	A	100.00	100.00	1	LOT 31 SILVERADO OAKS UNIT 9 V-1
480-030-033-000	A	100.00	100.00	1	LOT 51 & X SILVERADO OAKS UT #7 PH A T-77
011-270-001-000	A	100.00	100.00	1	LOT 1 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-002-000	A	100.00	100.00	1	LOT 2 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-003-000	A	100.00	100.00	1	LOT 3 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-004-000	A	100.00	100.00	1	LOT 4 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-005-000	A	100.00	100.00	1	LOT 5 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-006-000	A	100.00	100.00	1	LOT 6 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-007-000	A	100.00	100.00	1	LOT 7 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-008-000	A	100.00	100.00	1	LOT 8 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-009-000	A	100.00	100.00	1	LOT 9 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-010-000	A	100.00	100.00	1	LOT 10 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-011-000	A	100.00	100.00	1	LOT 11 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-012-000	A	100.00	100.00	1	LOT 12 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-013-000	A	100.00	100.00	1	LOT 13 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-014-000	A	100.00	100.00	1	LOT 14 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-015-000	A	100.00	100.00	1	LOT 15 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-016-000	A	100.00	100.00	1	LOT 16 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-017-000	A	100.00	100.00	1	LOT 17 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-018-000	A	100.00	100.00	1	LOT 18 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-019-000	A	100.00	100.00	1	LOT 19 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-020-000	A	100.00	100.00	1	LOT 20 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-021-000	A	-	-	0	LOT A PUE DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-002-000	A	100.00	100.00	1	LOT 21 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-003-000	A	100.00	100.00	1	LOT 22 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-004-000	A	100.00	100.00	1	LOT 23 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-005-000	A	100.00	100.00	1	LOT 24 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-006-000	A	100.00	100.00	1	LOT 25 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-010-000	A	100.00	100.00	1	LOT 29 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-011-000	A	100.00	100.00	1	LOT 30 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-012-000	A	100.00	100.00	1	LOT 31 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-014-000	A	100.00	100.00	1	LOT 33 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-015-000	A	100.00	100.00	1	LOT 34 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-016-000	A	100.00	100.00	1	LOT 35 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
015-520-001-000	B	147.20	147.20	1	LT 1 LEGACY SUB MOR BK AA PG 71
015-520-002-000	B	147.20	147.20	1	LT 2 LEGACY SUB MOR BK AA PG 71
015-520-003-000	B	147.20	147.20	1	LT 3 LEGACY SUB MOR BK AA PG 71
015-520-004-000	B	147.20	147.20	1	LT 4 LEGACY SUB MOR BK AA PG 71
015-520-005-000	B	147.20	147.20	1	LT 5 LEGACY SUB MOR BK AA PG 71
015-520-006-000	B	147.20	147.20	1	LT 6 LEGACY SUB MOR BK AA PG 71
015-520-007-000	B	147.20	147.20	1	LOT 7 LEGACY SUB MOR BK AA PG 71
015-520-008-000	B	147.20	147.20	1	LOT 8 LEGACY SUB MOR BK AA PG 71
015-520-009-000	B	147.20	147.20	1	LOT 9 LEGACY SUB MOR BK AA PG 71
015-520-010-000	B	147.20	147.20	1	LOT 10 LEGACY SUB MOR BK AA PG 71
015-520-011-000	B	147.20	147.20	1	LOT 11 LEGACY SUB MOR BK AA PG 71
015-520-012-000	B	147.20	147.20	1	LOT 12 LEGACY SUB MOR BK AA PG 71
015-520-013-000	B	147.20	147.20	1	LOT 13 LEGACY SUB MOR BK AA PG 71
015-520-014-000	B	147.20	147.20	1	LOT 14 LEGACY SUB MOR BK AA PG 71
015-520-015-000	B	147.20	147.20	1	LOT 15 LEGACY SUB MOR BK AA PG 71
015-520-016-000	B	147.20	147.20	1	LOT 16 LEGACY SUB MOR BK AA PG 71
015-520-017-000	B	147.20	147.20	1	LOT 17 LEGACY SUB MOR BK AA PG 71
015-520-018-000	B	147.20	147.20	1	LT 18 LEGACY SUB MOR BK AA PG 71
015-520-019-000	B	147.20	147.20	1	LT 19 LEGACY SUB MOR BK AA PG 71
015-520-020-000	B	147.20	147.20	1	LOT 20 LEGACY SUB MOR BK AA PG 71

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
015-520-021-000	B	147.20	147.20	1	LOT 21 LEGACY SUB MOR BK AA PG 71
015-520-022-000	B	147.20	147.20	1	LOT 22 LEGACY SUB MOR BK AA PG 71
015-520-023-000	B	147.20	147.20	1	LOT 23 LEGACY SUB MOR BK AA PG 71
015-520-024-000	B	147.20	147.20	1	LOT 24 LEGACY SUB MOR BK AA PG 71
015-520-025-000	B	147.20	147.20	1	LOT 25 LEGACY SUB MOR BK AA PG 71
015-520-026-000	B	147.20	147.20	1	LOT 26 LEGACY SUB MOR BK AA PG 71
015-520-027-000	B	147.20	147.20	1	LOT 27 LEGACY SUB MOR BK AA PG 71
015-520-028-000	B	147.20	147.20	1	LOT 28 LEGACY SUB MOR BK AA PG 71
015-520-029-000	B	147.20	147.20	1	LOT 29 LEGACY SUB MOR BK AA PG 71
015-520-030-000	B	147.20	147.20	1	LOT 30 LEGACY SUB MOR BK AA PG 71
015-520-031-000	B	147.20	147.20	1	LOT 31 LEGACY SUB MOR BK AA PG 71
015-520-032-000	B	147.20	147.20	1	LOT 32 LEGACY SUB MOR BK AA PG 71
015-520-033-000	B	147.20	147.20	1	LOT 33 LEGACY SUB MOR BK AA PG 71
015-520-034-000	B	147.20	147.20	1	LOT 34 LEGACY SUB MOR BK AA PG 71
015-520-035-000	B	147.20	147.20	1	LOT 35 LEGACY SUB MOR BK AA PG 71
015-520-036-000	B	147.20	147.20	1	LOT 36 LEGACY SUB MOR BK AA PG 71
015-520-037-000	B	147.20	147.20	1	LOT 37 LEGACY SUB MOR BK AA PG 71
015-520-038-000	B	147.20	147.20	1	LOT 38 LEGACY SUB MOR BK AA PG 71
015-520-039-000	B	147.20	147.20	1	LOT 39 LEGACY SUB MOR BK AA PG 71
015-520-040-000	B	147.20	147.20	1	LOT 40 LEGACY SUB MOR BK AA PG 71
015-520-041-000	B	147.20	147.20	1	LOT 41 LEGACY SUB MOR BK AA PG 71
015-520-042-000	B	147.20	147.20	1	LOT 42 LEGACY SUB MOR BK AA PG 71
015-520-043-000	B	147.20	147.20	1	LOT 43 LEGACY SUB MOR BK AA PG 71
015-520-044-000	B	147.20	147.20	1	LOT 44 LEGACY SUB MOR BK AA PG 71
015-520-045-000	B	147.20	147.20	1	LOT 45 LEGACY SUB MOR BK AA PG 71
015-520-046-000	B	147.20	147.20	1	LOT 46 LEGACY SUB MOR BK AA PG 71
015-520-047-000	B	147.20	147.20	1	LOT 47 LEGACY SUB MOR BK AA PG 71
015-520-048-000	B	147.20	147.20	1	LOT 48 LEGACY SUB MOR BK AA PG 71
015-520-049-000	B	147.20	147.20	1	LOT 49 LEGACY SUB MOR BK AA PG 71
015-520-050-000	B	147.20	147.20	1	LOT 50 LEGACY SUB MOR BK AA PG 71
015-520-051-000	B	147.20	147.20	1	LOT 51 LEGACY SUB MOR BK AA PG 71
015-520-052-000	B	147.20	147.20	1	LOT 52 LEGACY SUB MOR BK AA PG 71
015-520-053-000	B	147.20	147.20	1	LOT 53 LEGACY SUB MOR BK AA PG 71
015-520-054-000	B	147.20	147.20	1	LOT 54 LEGACY SUB MOR BK AA PG 71
015-520-055-000	B	147.20	147.20	1	LOT 55 LEGACY SUB MOR BK AA PG 71
015-520-056-000	B	147.20	147.20	1	LOT 56 LEGACY SUB MOR BK AA PG 71
015-520-057-000	B	147.20	147.20	1	LOT 57 LEGACY SUB MOR BK AA PG 71
015-520-058-000	B	147.20	147.20	1	LOT 58 LEGACY SUB MOR BK AA PG 71
015-520-059-000	B	147.20	147.20	1	LOT 59 LEGACY SUB MOR BK AA PG 71
015-520-060-000	B	147.20	147.20	1	LOT 60 LEGACY SUB MOR BK AA PG 71
015-520-061-000	B	147.20	147.20	1	LOT 61 LEGACY SUB MOR BK AA PG 71
015-520-062-000	B	147.20	147.20	1	LOT 62 LEGACY SUB MOR BK AA PG 71
015-520-063-000	B	147.20	147.20	1	LOT 63 LEGACY SUB MOR BK AA PG 71
015-520-064-000	B	147.20	147.20	1	LOT 64 LEGACY SUB MOR BK AA PG 71
015-520-065-000	B	147.20	147.20	1	LOT 65 LEGACY SUB MOR BK AA PG 71
015-520-066-000	B	147.20	147.20	1	LOT 66 LEGACY SUB MOR BK AA PG 71
015-520-067-000	B	147.20	147.20	1	LOT 67 LEGACY SUB MOR BK AA PG 71
015-520-068-000	B	147.20	147.20	1	LOT 68 LEGACY SUB MOR BK AA PG 71
015-520-069-000	B	147.20	147.20	1	LOT 69 LEGACY SUB MOR BK AA PG 71
015-520-070-000	B	147.20	147.20	1	LOT 70 LEGACY SUB MOR BK AA PG 71
015-520-071-000	B	147.20	147.20	1	LOT 71 LEGACY SUB MOR BK AA PG 71
015-520-074-000	B	-	-	0	LOT C PUE - LEGACY SUB MOR BK AA PG 71
015-520-072-000	B	-	-	0	LOT A PUE - LEGACY SUB MOR BK AA PG 71
015-520-076-000	B	-	-	0	LOT E PUE - LEGACY SUB MOR BK AA PG 71
015-520-075-000	B	-	-	0	LOT D PUE - LEGACY SUB MOR BK AA PG 71
015-520-073-000	B	-	-	0	LOT B PUE - LEGACY SUB MOR BK AA PG 71
015-520-077-000	B	-	-	0	LOT F OPEN SPACE - LEGACY SUB MOR BK AA PG 71
011-280-017-000	A	100.00	100.00	1	POR LOT 26 DUNMORE ROSEVILLE PORTER DR AA-16
011-280-019-000	A	100.00	100.00	1	POR LOT 27 DUNMORE ROSEVILLE PORTER DR AA-16
011-280-024-000	A	100.00	100.00	1	POR LOT 28 DUNMORE ROSEVILLE PORTER DRIVE MORAA-16
011-280-026-000	A	100.00	100.00	1	POR LOT 28 & 32 DUNMORE ROSEVILLE PORTER DR AA-16
475-090-001-000	A	100.00	100.00	1	L 1 PARKLAND ESTATES Q-88
475-090-002-000	A	100.00	100.00	1	L 2 PARKLAND ESTATES Q-88
475-090-003-000	A	100.00	100.00	1	L 3 PARKLAND ESTATES Q-88
475-090-004-000	A	100.00	100.00	1	L 4 PARKLAND ESTATES Q-88

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
475-090-005-000	A	100.00	100.00	1	L 5 PARKLAND ESTATES Q-88
475-090-006-000	A	100.00	100.00	1	L 6 PARKLAND ESTATES Q-88
475-090-007-000	A	100.00	100.00	1	L 7 PARKLAND ESTATES Q-88
475-090-008-000	A	100.00	100.00	1	L 8 PARKLAND ESTATES Q-88
475-090-009-000	A	100.00	100.00	1	L 9 PARKLAND ESTATES Q-88
475-090-010-000	A	100.00	100.00	1	L10 PARKLAND ESTATES Q-88
475-090-011-000	A	100.00	100.00	1	L11 PARKLAND ESTATES Q-88
475-090-012-000	A	100.00	100.00	1	L65 PARKLAND ESTATES Q-88
475-090-013-000	A	100.00	100.00	1	L66 PARKLAND ESTATES Q-88
475-090-014-000	A	100.00	100.00	1	L67 PARKLAND ESTATES Q-88
475-090-015-000	A	100.00	100.00	1	L68 PARKLAND ESTATES Q-88
475-090-016-000	A	100.00	100.00	1	L69 PARKLAND ESTATES Q-88
475-090-017-000	A	100.00	100.00	1	L70 PARKLAND ESTATES Q-88
475-090-018-000	A	100.00	100.00	1	L71 PARKLAND ESTATES Q-88

Summary Fields	Value
ACTIVE PARCELS	4,759
LEVIED PARCELS	4,752
CHARGE	481,336.00
MAXIMUM ASSESSMENT	481,336.00

RESOLUTION NO. 20-178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Northwest Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 20-178

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Northwest Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: turf, ground cover, shrubs and trees, irrigation systems, drainage systems, medians, landscaped corridors, natural areas, wetlands, open space areas, public pedestrian and bike paths, entry monuments, walls, fencing, signs, lighting systems, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Northwest Roseville Specific Plan Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-179

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-157
LEGAL NOTICE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Olympus Pointe Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file an Engineer’s Annual Levy Report (hereinafter referred to as the “Engineer’s Report”) with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: project identification signs and surrounding landscape and hardscape, special street materials, sculpture and sculpture park, special lighting for the project identification signs, sculpture and sculpture park, landscape street medians, special street signs, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District includes the parcels generally within the area known as the Northeast Roseville Specific Plan. The District is known and designated as the:

“Olympus Pointe Landscaping and Lighting District”

- Section 4** Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer’s Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIID.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Olympus Pointe Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 6, 2020
Public Hearing: May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
51.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Olympus Pointe
Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the certain public improvements within the Olympus Pointe Landscaping and Lighting District (“District”) within the City. The District, which was formed in 1989, is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District boundaries, any new annexations, improvements maintained by the District and the proposed assessments for the period of July 1, 2020 through June 30, 2021.

The District consists of two (2) benefit Zones (“Zones”). The improvements that benefit properties within each Zone and the costs associated with those improvements are identified and budgeted separately. Each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the respective Zone. The assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Article XIIC” and “Article XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

The District’s Maximum Assessment Rates for all Zones and the Inflationary Adjustment Factor were previously approved and confirmed through property owner ballot proceedings and as such, comply with the provisions of Proposition 218.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. CLARIFICATION OF ZONE DESIGNATIONS

In order to increase consistency with the City’s other districts and to facilitate presentation within the Engineer’s Report, the names of both Zones were redesignated, commencing with FY 2007/2008, as follows:

- The “Non-Residential/Multi-Family Residential Zone” was redesignated to “Zone A”. ⁽¹⁾
- The “Residential Zone” was redesignated to “Zone D”. ⁽²⁾

(1) Prior to FY 2005/2006, this territory was known as “Zone A”. In FY 2005/2006, Zone A was redesignated to the “Non-Residential/Multi-Family Residential Zone”.

(2) Prior to FY 2005/2006, this territory was known as “Zones B & C”. In FY 2005/2006, Zones B & C were combined and redesignated to the “Residential Zone”.

D. GENERAL DESCRIPTION OF DISTRICT

The Olympus Pointe Landscaping and Lighting District is located in the City of Roseville at the southerly edge of Placer County, northeast of the intersection of Interstate 80 and Douglas Boulevard. The site is generally bounded by Interstate 80 on the west, East Roseville Parkway and Olympus Drive to the north, Douglas Boulevard to the south and Sierra College Boulevard to the east. See Appendix A for a rendering of the District boundary map.

The District consists of two zones as described below. These zones were established by the City through a District reengineering commencing with the FY 2005/2006 levy. Additional information regarding the reengineering is provided in Section III of the Report.

Zone A

Zone A includes land zoned for non-residential and multi-family residential uses. The Zone comprises the majority of the District and is primarily west and south of East Roseville Parkway, east of Interstate 80 north of Douglas Boulevard. This Zone contains 581.78 acres of assessable land that was originally designated as “Zone A”. The area was then redesignated as the “Non-Residential/Multi-Family Zone” commencing with the FY 2005/06 and then redesignated back to “Zone A” commencing with the FY 2007/08 levy.

Zone D

Zone D includes two single-family residential developments on the eastern side of the District. The Zone is bisected by Olympus Drive and Sierra College Boulevard on the District’s eastern boundary and includes 468 developed single-family residences. Originally, each residential development was designated as separate zone (Zones B and C). The area was redesignated as the “Residential Zone” commencing with the FY 2005/2006 levy and then redesignated to the “Zone D” commencing with the FY 2007/2008 levy.

E. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

F. DESCRIPTION AND LOCATION OF IMPROVEMENTS

This District, through the levy special assessments, provides funding for the maintenance and operation of the following improvements located within the public rights-of-way and dedicated easements: project identification signs, including surrounding landscape and hardscape; special street materials; sculptures and sculpture park; special street signs; special lighting for the project identification signs and special illuminated street signs; and landscaped street medians (the “Improvements”). The specific locations of the improvements within the district are described as follows:

1. Zone A

a. Landscaped Median Islands:

- Eureka Road from Douglas Boulevard to Taylor Road Connector
- Sunrise Avenue from southern boundary of the Northeast Roseville Specific Plan (the “NERSP”) to East Roseville Parkway
- East Roseville Parkway from Douglas Boulevard to Rocky Ridge Drive
- Douglas Boulevard from eastern boundary of NERSP to Rocky Ridge Drive

b. Project identification signs (granite entryways) and special paving materials:

- Eureka Road at Douglas Boulevard
- East Roseville Parkway at Douglas Boulevard
- Eureka Road at Taylor Road

c. Sculpture and Sculpture Park:

- Aris Demetrio’s original sculpture located on Parcel 14
- Sculpture park (0.85 acres located on Parcel 14)

d. Special street signs:

- Eureka Road at Sunrise Avenue, Rocky Ridge Drive, Lead Hill Drive and Douglas Boulevard
- Lead Hill Drive at Rocky Ridge Drive

- Sunrise Avenue at Auto Mall entrance
- East Roseville Parkway at Taylor Road, Lead Hill Drive, Olympus Drive and Douglas Boulevard
- Olympus Drive at Sierra College Boulevard:

2. Zone D

a. Landscaped Frontage:

- Southern side of Olympus Drive from East Roseville Parkway to Sierra College Boulevard, excluding any landscaping not within or adjacent to the Zone
- Northern side of Olympus Drive from the Zone boundary (the former Zone C boundary), which is 175 feet southwest of Corniche Lane, to Sierra College Boulevard, western side of Sierra College Boulevard from Olympus Drive to the Zone boundary (the former Zone C boundary), which is approximately 600 feet.

b. Project identification signs and special paving materials:

- Sierra College Boulevard at Olympus Drive

G. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste.

Servicing means the furnishing of water and electricity for the Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the special street signs.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by public agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals and landscaping facilities. Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provide that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties, which specifically benefit from the improvements, be assessed.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID and the Implementation Act for both the Non-Residential/Multi-Family Zone (Zone A) and the Residential Zone (Zone D). Each Zone’s Improvements, the associated costs and assessments had been reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and Act.

All Improvements associated with these Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these Improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these Improvements would be the financial obligation of those properties. Therefore, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each of the assessed parcels within these Zones receives special benefit from the Improvements maintained and financed by the assessments. Specifically, the assessments associated with the Zones are for the maintenance of the Improvements installed as part of the original development of the parcels within the Zones. The desirability and security of properties within each Zone is enhanced by the close proximity of these amenities to those properties.

The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep the Zone Improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with these improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allowed the property to be developed for the enjoyment of the property owners and contribute to an ongoing specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these Improvements were only necessary for the development of properties within the Zones and were not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the Improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the Act, as the benefit to each parcel from the Improvements are apportioned as a function of land use type, size and development. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

EBU Application Table

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi-Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

1. Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have or has more than one residential unit.

Non-Residential — Parcels that are not considered Single Family Residential, Multi-Family Residential or Exempt.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU per acre. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, greenbelts, parkways, park properties and other publicly owned properties that are part of the District Improvements. These types of parcels are considered to receive little or no benefit from the Improvements and are therefore exempted from assessment.

2. Zone Benefit Formula

The benefit formula applied to parcels within each Zone is based on the preceding Equivalent Benefit Unit (EBU) Application Table. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the Improvements.

The following formula is used to calculate the EBU for each parcel (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Units/Acres} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels within each Zone that receive a special benefit from the

Improvements. An assessment amount per EBU (Assessment Rate) for each Zone is established by taking the total costs associated with the Zone's Improvements and dividing that amount by the total number of EBUs within each Zone of all parcels benefiting from those Improvements. This Rate is then applied back to each individual parcel based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from those Improvements.

$$\text{Zone Budget/ Total EBU} = \text{Assessment per EBU}$$

$$\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Assessment Amount}$$

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments rather than initiating protest ballot proceedings to approve small increases in annual costs. This District provides for an annual adjustment to the Maximum Assessment Rate in an amount equal to three percent (3%).

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment rate (less than or equal to this Maximum Assessment Rate) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may go up and down as compared to the previous year(s). The Maximum Assessment Rate adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the District budget. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment Rate, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting requirements.

E. BASE MAXIMUM ASSESSMENT RATES

The base assessment rates and the annual inflationary adjustment to each Zone are listed in the table below:

Zone	Base Year	Base Year Maximum Assessment Rate per EBU	Annual Inflationary Adjustment ⁽¹⁾
Zone A	FY 2005/06	\$296.65	3.00%
Zone D	FY 2005/06	\$99.76	3.00%

(1) The Annual Inflationary Adjustment commences with the Fiscal Year 2006/2007 assessments.

III. DISTRICT BUDGET

A. 2020/21 BUDGET

DESCRIPTION	ZONE A Fund 2006	ZONE D Fund 2007
<u>DIRECT COSTS</u>		
Contract Maintenance - Landscaping	\$23,287.00	\$30,900.00
Contract Maintenance - Parks	4,771.00	n/a
Repair & Maintenance - Landscaping/Parks	30,000.00	13,000.00
Utilities	36,000.00	21,000.00
Maintenance - Parks City Staff	12,881.00	0.00
Rehab Reserve Project Expenditures	<u>34,680.00</u>	<u>8,610.00</u>
Total Direct Costs	\$141,619.00	\$73,510.00
<u>ADMINISTRATION COSTS</u>		
City Administration	\$3,352.00	\$408.00
Contract Administration - Park's Dept	13,000.00	3,000.00
County Auditor Fees	1,295.11	696.57
Consulting & Professional Services	4,003.00	487.00
Consultant Incidental Expenses	102.04	52.96
Public Hearing Publishing Costs	<u>820.00</u>	<u>110.00</u>
Total Administrative Costs	\$22,572.15	\$4,754.53
Total Direct and Administration Costs	\$164,191.15	\$78,264.53
<u>BUDGET ADJUSTMENTS ⁽¹⁾</u>		
Replenishment/(Use) of Operating Reserve	\$0.00	\$0.00
Contribution for /(Use of) Rehab Reserve	(34,680.00)	(8,610.00)
Rounding Adjustment	<u>(5.13)</u>	<u>2.59</u>
Total Adjustments	(\$34,685.13)	(\$8,607.41)
BALANCE TO LEVY	\$129,506.02	\$69,657.12

(1) Table C. 2020/21 FUND BALANCE INFORMATION provides additional budget information.

B. 2020/21 ASSESSMENT RATES

DESCRIPTION	ZONE A Fund 2006	ZONE D Fund 2007
<u>FY 2020/21 ASSESSMENT RATES</u>		
Total Assessable Acreage	530.8045	n/a
Total Assessable Units	<u>186</u>	<u>468</u>
Total Equivalent Benefit Units (EBUs)	716.8045	468
Assessment Rates per Equivalent Benefit Unit (EBU)		
Applied Assessment Rates per EBU	\$180.6713	\$148.8400
Maximum Assessment Rates per EBU	\$462.1710	\$155.4228
Potential Maximum Assessment Per Zone	\$331,286.25	\$72,737.87

C. 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A Fund 2006	ZONE D Fund 2007
<u>OPERATING RESERVE</u>		
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$160,255.65	\$69,247.23
add: Replenish from FY 20/21 Levy		
less: Use for FY 20/21 Expenses		
Transfer from/(to) the Rehab Reserve	(89,446.15)	(32,492.23)
Ending Operating Reserve Balance 6-30-2021 (est.)	\$70,809.50	\$36,755.00
<u>REHABILITATION RESERVE</u>		
Beginning Rehab Reserve Balance 7-1-2020 (est.)	\$129,811.81	\$41,945.54
add: Collect from FY 20/21 Levy		
less: Use for FY 20/21 Rehab Projects	(34,680.00)	(8,610.00)
Transfer from/(to) the Operating Reserve	89,446.15	32,492.23
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$184,577.96	\$65,827.77

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the “improvements”). Cost to maintain improvements within the District’s entryway areas are not included in this amount.

Contract Maintenance - Parks - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of park improvements, as well as maintenance of appurtenant facilities (the “improvements”).

Repair & Maintenance - Landscaping/Parks - This line item includes repairs or maintenance items that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Maintenance - Parks City Staff - This line item includes maintenance items that are performed by the Parks staff.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Consultant Incidental Expenses - Includes out of pocket costs related to district administration.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Acreage - The total acreage within each zone expected to be assessed in the current fiscal year.

Total Assessable Units - The total number of assessable single-family units within each zone expected to be assessed in the current fiscal year.

Total Equivalent Benefit Units (“EBUs”) - Total assessable EBUs within the District for the current fiscal year. Each assessable parcel is assigned EBUs as follows:

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi-Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

Applied Assessment Rate per Equivalent Benefit Unit (EBU) - The assessment rate per EBU to be applied to the applicable Zone for the current fiscal year.

Maximum Assessment Rate per Equivalent Benefit Unit (EBU) - The maximum assessment rate per EBU that can be applied to the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed to all parcels within each Zone for the current fiscal year based upon the expected number of assessable units and acres.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone’s expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District’s fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District’s receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

For each Zone showing a projected ending Rehabilitation Reserve balance or projected FY 2020/21 expenditures for Rehabilitation Reserve Project, a five-year Capital Improvement Plan showing the projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, is shown below.

Zone A

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Replace, repair, renovate and/or refurbish plants, landscapes & related materials	\$7,000	\$7,000	\$7,000	\$10,000	\$10,000	\$34,000
Grid pruning	\$2,680	\$2,680	\$2,680	\$2,680	\$2,680	\$10,720
Replace irrigation controller(s)	\$0	\$0	\$0	\$40,000	\$0	\$40,000
Stone wall repair and medians	\$0	\$0	\$0	\$5,000	\$0	\$5,000
Repaint Cosmos Statute	\$0	\$0	\$0	\$40,000		\$40,000
Rehabilitate, renovate and/or replace median improvements	\$0	\$0	\$55,000	\$0	\$0	\$55,000
\$25k Insurance deductible to repair/replace 1 of 3 granite monument signs	\$25,000	\$0	\$0	\$0	\$0	\$0
Total Zone A Expenditures	\$34,680	\$9,680	\$64,680	\$97,680	\$12,680	\$184,720

Zone D

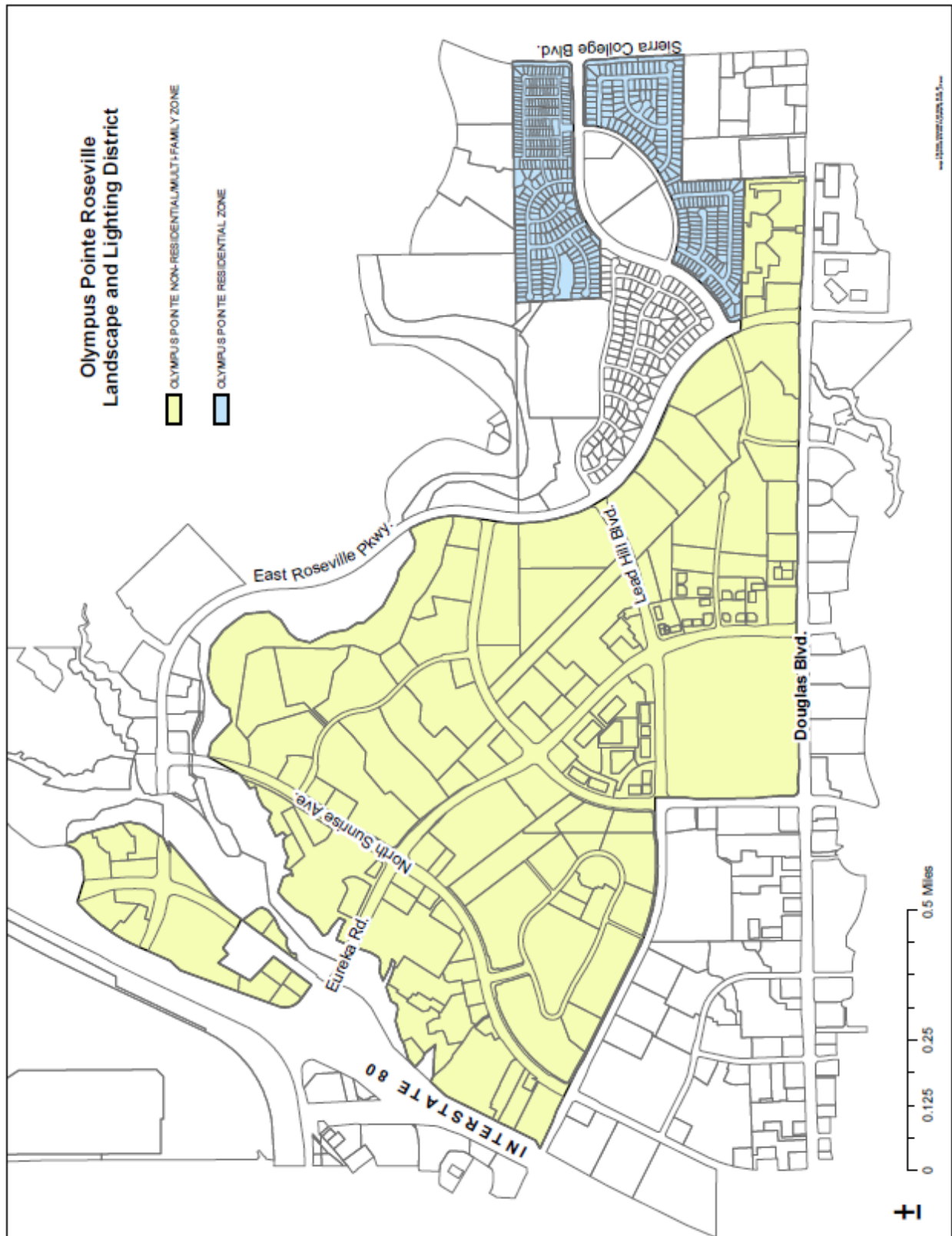
Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Replace, repair, renovate and/or refurbish plants, landscape & related materials	\$3,500	\$8,500	\$8,500	\$5,000	\$5,000	\$27,000
Grid pruning	\$5,110	\$5,110	\$5,110	\$5,110	\$5,110	\$20,440
Rehabilitate, renovate and/or replace project entryway improvements	\$0	\$0	\$0	\$20,000	\$0	\$20,000
Total Zone D Expenditures	\$8,610	\$13,610	\$13,610	\$30,110	\$10,110	\$67,440

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is presented herein.



APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
015-450-014-000	Non Residential	A	196.74	503.30	1.089	0.0	1.1 AC PAR 1 PMOR 27-1
015-450-015-000	Non Residential	A	165.32	422.89	0.915	0.0	PAR 2 PMOR 27-1
015-450-024-000	Non Residential	A	194.76	498.22	1.078	0.0	POR LOT 9 NORTHEAST PLAN #2P-97
015-450-027-000	Non Residential	A	384.66	983.96	2.129	0.0	2.1ACLOT 13 NORTHEAST PLAN#2P-97& FR SEC 36 11 6
015-450-030-000	Non Residential	A	184.64	472.34	1.022	0.0	1AC PAR 1 PMOR 27-131
015-450-031-000	Non Residential	A	340.56	871.19	1.885	0.0	1.9AC PAR 2 PMOR 27-131
015-450-042-000	Non Residential	A	1,128.64	2,887.04	6.2467	0.0	1.9AC PAR 1 PMOR 28 89
015-450-044-000	Non Residential	A	219.46	561.40	1.2147	0.0	PAR 3 PMOR 28 89
015-450-057-000	Non Residential	A	288.44	737.86	1.5965	0.0	TAYLOR RD 1905 ROS 1.6 AC POR PAR 4 PMOR 29-11
015-450-058-000	Non Residential	A	360.56	922.31	1.9956	0.0	2.0 AC POR PARS 1 2 & 4 PMOR 29-11
015-450-059-000	Non Residential	A	522.82	1,337.38	2.8937	0.0	2.9 AC PAR 3 & POR PARS 1 2 & 4 PMOR 29-11
015-450-063-000	Non Residential	A	329.66	843.28	1.8246	0.0	1.9 AC PAR 1 PMOR 29-106
015-450-064-000	Non Residential	A	433.76	1,109.58	2.4008	0.0	2.5 AC PAR 2 PMOR 29-106
015-450-065-000	Non Residential	A	347.00	887.65	1.9206	0.0	2.0 AC PAR 3 PMOR 29-106
015-450-066-000	Non Residential	A	485.82	1,242.73	2.6889	0.0	2.8 AC PAR 4 PMOR 29-106
015-450-079-000	Non Residential	A	1,782.20	4,558.85	9.864	0.0	11.5 AC PAR 3 & 4 PMOR 27-131 & SEC 36 11 6
015-450-080-000	Non Residential	A	302.04	772.66	1.6718	0.0	PAR A PMOR 32-133
015-450-083-000	Non Residential	A	241.64	618.15	1.3375	0.0	PAR E PMOR 32-133
015-450-085-000	Non Residential	A	785.36	2,008.96	4.3468	0.0	1.3AC PAR F PMOR 33-135
015-450-086-000	Common Area	A	-	-	0.0	0.0	16.1 AC POR PAR 2 PMOR 28 89
046-070-006-000	MF Residential	A	1,824.84	4,667.93	10.1	0.0	9.6 AC POR PAR 2 PMOR 32-28
048-012-001-000	Non Residential	A	8,942.66	22,875.15	49.495	0.0	53.2 AC PAR 4 PMOR 22-158 SBE# 2737-31-3
048-013-001-000	Non Residential	A	363.20	929.10	2.0103	0.0	2.1 AC PAR 1 PMOR 29-12
048-013-004-000	Non Residential	A	497.32	1,272.17	2.7526	0.0	2.6 AC PAR 3 PMOR 29-12
048-013-005-000	Non Residential	A	248.66	636.09	1.3763	0.0	1.3 AC PAR 4 PMOR 29-12
048-013-006-000	Non Residential	A	1,806.78	4,621.71	10.0	0.0	10.0AC POR PAR 2 & 3 PMOR 26-145
048-013-007-000	Non Residential	A	180.66	462.17	1.0	0.0	1 AC PAR 2 PMOR 29-20
048-013-008-000	Non Residential	A	234.88	600.82	1.3	0.0	1.3 AC PAR 3 PMOR 29-20
048-013-009-000	Non Residential	A	70.64	180.71	0.391	0.0	PAR 4 PMOR 29-20
048-013-010-000	Non Residential	A	180.66	462.17	1.0	0.0	1 AC PAR 1 PMOR 29-20
048-013-011-000	Non Residential	A	999.94	2,557.84	5.5344	0.0	6.2 AC POR PAR 1 PMOR 32-28
048-013-012-000	MF Residential	A	1,193.48	3,052.92	6.6056	0.0	7.4 AC POR PAR 2 PMOR 32-28
048-013-013-000	Non Residential	A	523.96	1,340.30	2.9	0.0	
048-013-014-000	Non Residential	A	505.88	1,294.08	2.8	0.0	
048-021-016-000	Non Residential	A	150.68	385.45	0.834	0.0	PAR A PMOR 27-157
048-021-017-000	Non Residential	A	450.60	1,152.65	2.494	0.0	2.5 AC PAR B PMOR 27-157
048-021-018-000	Non Residential	A	560.82	1,434.58	3.104	0.0	3.1 AC PAR C PMOR 27-157
048-021-019-000	Non Residential	A	501.38	1,282.52	2.775	0.0	2.8 AC PAR D PMOR 27-157
048-021-020-000	Non Residential	A	665.24	1,701.71	3.682	0.0	3.7 AC PAR E PMOR 27-157
048-021-021-000	Non Residential	A	714.04	1,826.50	3.952	0.0	4.0 AC PAR F PMOR 27-157

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048-021-022-000	Non Residential	A	387.18	990.43	2.143	0.0	2.1 AC PAR G PMOR 27-157
048-021-052-000	MF Residential	A	2,279.42	5,830.70	12.6159	0.0	11.9 AC POR PAR 2 PMOR 32-28
048-021-053-000	Non Residential	A	76.62	196.01	0.4241	0.0	POR PAR 1 PMOR 32-28
048-451-003-000	Non Residential	A	370.92	948.84	2.053	0.0	2.1 AC PAR 2 PMOR 27-36 SBE# 2748-31-31
048-451-004-000	Non Residential	A	62.14	158.99	0.344	0.0	PAR 1 PMOR 27-36
048-451-005-000	Non Residential	A	362.98	928.50	2.009	0.0	2 AC PAR 3 PMOR 27-36
048-451-006-000	Non Residential	A	1,756.54	4,493.23	9.722	0.0	9.7AC PAR 4 PMOR 27-36
048-451-007-000	Non Residential	A	109.30	279.61	0.605	0.0	PAR 18 PMOR 27-36
048-451-009-000	Park	A	-	-	0.0	0.0	PAR 5 PARK PMOR 27-36
048-451-010-000	Open Space	A	-	-	0.0	0.0	5.2AC PAR 6 COMMON AREA PMOR 27-36
048-451-011-000	Non Residential	A	176.16	450.62	0.975	0.0	POR PAR 8 & 9 PMOR 27-36
048-451-012-000	Non Residential	A	582.14	1,489.11	3.222	0.0	3.2 AC PAR 7 PMOR 27-36
048-451-013-000	Non Residential	A	120.14	307.34	0.665	0.0	PAR 17 PMOR 27-36
048-451-014-000	Non Residential	A	176.52	451.54	0.977	0.0	1AC PAR 16 PMOR 27-36
048-451-015-000	Non Residential	A	288.72	738.55	1.598	0.0	1.6 AC POR PAR 14 & 15 PMOR 27-36
048-451-016-000	Non Residential	A	776.90	1,987.33	4.3	0.0	4.3 AC POR PAR 8 & 9 PMOR 27-36
048-451-018-000	Non Residential	A	243.20	622.13	1.3461	0.0	1.4 AC PAR 1 PMOR 29-23
048-451-019-000	Non Residential	A	208.46	533.25	1.1538	0.0	1.2 AC PAR 2 PMOR 29-23
048-451-020-000	Non Residential	A	122.68	313.81	0.679	0.0	POR PAR 12 PMOR 27-36
048-451-022-000	Non Residential	A	2,078.70	5,317.28	11.505	0.0	11.5 AC POR PAR 10 PMOR 27-36
048-451-024-000	Non Residential	A	225.48	576.79	1.248	0.0	1.1 AC POR PAR 13 PMOR 27-36
048-451-026-000	Non Residential	A	162.40	415.45	0.8989	0.0	POR PARS 14 & 15 PMOR 27-36
048-452-004-000	Non Residential	A	1,957.10	5,006.24	10.832	0.0	10.8 AC L 6 AUTOMALL Q-74
048-452-005-000	Non Residential	A	1,121.10	2,867.77	6.205	0.0	5.6 AC POR L9 AUTOMALL Q-74
048-452-006-000	Non Residential	A	137.48	351.71	0.761	0.0	POR PAR 2 & 3 PMOR 28-73
048-452-007-000	Non Residential	A	346.90	887.37	1.92	0.0	1.9 AC PAR 1 PMOR 28-73
048-452-009-000	Non Residential	A	2,366.88	6,054.44	13.1	0.0	13.1 AC POR PAR 4 PMOR 28-73
048-452-010-000	Non Residential	A	758.84	1,941.12	4.2	0.0	4.2 AC POR PAR 4 PMOR 28-73
048-452-011-000	Non Residential	A	419.34	1,072.70	2.321	0.0	1.7ACPOR L 9 AUTOMALL Q-74
048-452-012-000	Non Residential	A	491.98	1,258.49	2.723	0.0	2.3 AC POR L 4 AUTOMALL Q-74
048-452-013-000	Non Residential	A	328.10	839.30	1.816	0.0	2.2 AC P L 4 AUTOMALL Q-74
048-452-014-000	Non Residential	A	632.36	1,617.60	3.5	0.0	3.5 AC L 5 AUTOMALL Q-74
048-452-015-000	Non Residential	A	433.80	1,109.67	2.401	0.0	2.4 AC POR PAR 2 PMOR 28-96
048-452-016-000	Non Residential	A	911.34	2,331.19	5.044	0.0	5 AC POR PAR 2 PMOR 28-96
048-452-017-000	Non Residential	A	624.78	1,598.19	3.458	0.0	3.5 AC PAR 1 PMOR 28-96
048-452-019-000	Non Residential	A	1,387.06	3,548.09	7.677	0.0	7.7 AC PAR 2 & 3 PMOR 27-100
048-452-020-000	Non Residential	A	480.96	1,230.30	2.662	0.0	2.7 AC PAR 1 PMOR 27-100
048-452-021-000	Non Residential	A	2,027.56	5,186.48	11.222	0.0	11.2 AC L 7 AUTOMALL Q-74
048-452-022-000	Non Residential	A	351.04	898.00	1.943	0.0	1.9 AC PAR 4 PMOR 28-74
048-452-023-000	Non Residential	A	482.22	1,233.53	2.669	0.0	2.7 AC PAR 1 PMOR 28-74

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048-452-024-000	Non Residential	A	209.22	535.19	1.158	0.0	1.2 AC PAR 2 PMOR 28-74
048-452-025-000	Non Residential	A	233.06	596.20	1.29	0.0	1.3 PAR 3 PMOR 28-74
048-452-026-000	Non Residential	A	1,102.12	2,819.24	6.1	0.0	
048-452-027-000	Non Residential	A	451.68	1,155.43	2.5	0.0	
048-452-028-000	Non Residential	A	289.08	739.47	1.6	0.0	
048-460-023-000	Park	A	-	-	0.0	0.0	1.9 AC LOT 15 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-024-000	Non Residential	A	1,742.72	4,457.87	9.6455	0.0	7.3 AC LOT 16 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-025-000	Non Residential	A	1,387.98	3,550.44	7.6821	0.0	5.8 AC LOT 17 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-026-000	Non Residential	A	504.72	1,291.07	2.7935	0.0	2.1 AC LOT 18 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-027-000	Open Space	A	-	-	0.0	0.0	25.9 AC L19 OPN SP FLD PLAIN ACCESS BIKE PATH Y-64
048-460-030-000	Non Residential	A	1,094.90	2,800.76	6.06	0.0	4.6 AC P LOTS 2&3 STONE POINT SUBD 00-007 MOR Y-64
048-460-031-000	Non Residential	A	1,118.38	2,860.84	6.19	0.0	4.7 AC LOT5& P LOTS3&4 STONE POINT SUBD00-007 Y-64
048-460-032-000	Non Residential	A	357.20	913.71	1.977	0.0	1.5 AC POR LOT 1 & 2 STONE POINT SUBD Y-64
048-460-034-000	MF Residential	A	534.34	1,366.87	2.9575	0.0	3.3 AC POR PAR 2 PMOR 32-28
048-460-035-000	Non Residential	A	323.86	828.44	1.7925	0.0	2.0 AC POR PAR 1 PMOR 32-28
048-460-036-000	Non Residential	A	1,417.94	3,627.07	7.8479	0.0	5.9 AC PAR 1 PMOR 32-70
048-460-037-000	Non Residential	A	213.88	547.12	1.1838	0.0	PAR 2 PMOR 32-70
048-460-038-000	Non Residential	A	213.88	547.12	1.1838	0.0	PAR 3 PMOR 32-70
048-460-039-000	Non Residential	A	1,345.82	3,442.62	7.4488	0.0	5.6 AC PAR 4 PMOR 32-70
048-460-054-000	Non Residential	A	4,806.04	12,293.75	26.6	0.0	
456-290-001-000	Non Residential	A	81.62	208.81	0.4518	0.0	UNT110-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-002-000	Non Residential	A	27.18	69.56	0.1505	0.0	UNT115-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-003-000	Non Residential	A	55.00	140.73	0.3045	0.0	UNT120-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-004-000	Non Residential	A	62.58	160.10	0.3464	0.0	UNT130-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-005-000	Non Residential	A	68.66	175.67	0.3801	0.0	UNT140-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-006-000	Non Residential	A	72.02	184.27	0.3987	0.0	UNT210-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-007-000	Non Residential	A	86.48	221.24	0.4787	0.0	UNT220-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-009-000	Common Area	A	-	-	0.0	0.0	CMN ARA FLR 1 BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-010-000	Common Area	A	-	-	0.0	0.0	CMN ARA FLR 2 BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-011-000	Common Area	A	-	-	0.0	0.0	1.0A PAR C - CMN ARA N.SNRSE PROF CTR CND-#0122733
456-290-012-000	Non Residential	A	60.14	153.86	0.3329	0.0	UNT230-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-290-013-000	Non Residential	A	57.14	146.18	0.3163	0.0	UNT240-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-290-014-000	Non Residential	A	34.22	87.54	0.1894	0.0	UNT250-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-300-007-000	Common Area	A	-	-	0.0	0.0	PAR B COMMON AREA N SUNRISE PROF CEN CONDO
456-300-015-000	Non Residential	A	41.34	105.79	0.2289	0.0	UNIT 390 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-019-000	Non Residential	A	47.78	122.24	0.2645	0.0	UNIT 330 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-020-000	Non Residential	A	48.90	125.11	0.2707	0.0	UNIT 300 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-021-000	Common Area	A	-	-	0.0	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CONDO
456-300-022-000	Non Residential	A	123.46	315.85	0.6834	0.0	UNIT 110 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-023-000	Non Residential	A	44.78	114.57	0.2479	0.0	UNIT 180 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO

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456-300-026-000	Non Residential	A	31.86	81.53	0.1764	0.0	UNIT 200 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-027-000	Non Residential	A	140.60	359.66	0.7782	0.0	UNIT 270 BLG B 1ST AMNDED N SUNRISE PROF CEN CONDO
456-300-028-000	Non Residential	A	46.70	119.47	0.2585	0.0	UNIT 290 BLG B 1ST AMNDED N SUNRISE PROF CEN CONDO
456-300-029-000	Common Area	A	-	-	0.0	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CONDO
456-300-030-000	Common Area	A	-	-	0.0	0.0	
456-300-031-000	Common Area	A	-	-	0.0	0.0	
456-300-032-000	Non Residential	A	78.62	201.14	0.4352	0.0	
456-330-001-000	Non Residential	A	88.54	226.51	0.4901	0.0	
456-330-002-000	Non Residential	A	82.46	210.93	0.4564	0.0	
456-330-003-000	Non Residential	A	131.04	335.21	0.7253	0.0	
459-010-001-000	Non Residential	A	1,362.48	3,485.23	7.541	0.0	7.5 AC PAR A PMOR 25-64
459-010-002-000	Non Residential	A	1,346.04	3,443.17	7.45	0.0	7.5 AC PAR B PMOR 25-64
459-010-003-000	Non Residential	A	849.18	2,172.20	4.7	0.0	4.7 AC PAR 1 PMOR 28-43
459-010-007-000	Non Residential	A	469.94	1,202.11	2.601	0.0	2.6 AC PAR 2 PMOR 25-70
459-010-012-000	Non Residential	A	446.26	1,141.56	2.47	0.0	2.5 AC PAR 14 DOUGLAS CENTER PH 1 S-98
459-010-019-000	Non Residential	A	684.76	1,751.63	3.79	0.0	3.8 AC PAR 1 DOUGLAS CENTER PHASE 2 T-32
459-010-026-000	Non Residential	A	336.90	861.81	1.8647	0.0	1.9 AC POR PAR 4 & 5 DOUGLAS CENTER PHASE 2 T-32
459-010-028-000	Non Residential	A	478.76	1,224.66	2.6498	0.0	2.7 AC LT 9 T-32&POR LT 5 DOUGLAS CENTER PH 1 S-98
459-010-030-000	Non Residential	A	136.76	349.86	0.757	0.0	PAR 1 PMOR T-94
459-010-031-000	Non Residential	A	145.06	371.08	0.8029	0.0	PAR 2 PMOR T-94
459-010-040-000	Non Residential	A	1,007.98	2,578.41	5.5789	0.0	5.5 AC PAR 13 DOUGLAS CENTER PH 3 U-89
459-010-041-000	Common Area	A	-	-	0.0	0.0	1.3 AC POR PAR A PMOR T-64 & PAR 8 DGLS CEN PHS-98
459-010-044-000	Non Residential	A	1,722.74	4,406.75	9.5349	0.0	9.3AC PAR10 - 12 DOUGLAS CEN P 3 & POR P2 - 4 PH 2
459-010-047-000	Non Residential	A	291.96	746.87	1.616	0.0	1.6 AC PAR A PMOR 30-17
459-010-048-000	Non Residential	A	510.94	1,307.02	2.828	0.0	2.8 AC PAR B PMOR 30-17
459-010-049-000	Non Residential	A	1,396.16	3,571.38	7.7274	0.0	7.7 AC PAR 1 PMOR 31-95
459-010-050-000	Non Residential	A	1,124.18	2,875.63	6.222	0.0	6.2 AC PAR 2 PMOR 31-95
459-010-051-000	Non Residential	A	1,269.24	3,246.70	7.0249	0.0	7.0AC PAR3 PM 31-95 SBE# 2745-31-11,SBE 135-31-122
459-010-052-000	Non Residential	A	1,305.50	3,339.46	7.2256	0.0	7.2 AC PAR 4 PMOR 31-95
459-010-053-000	Non Residential	A	310.54	794.38	1.71881	0.0	1.8 AC PAR 1 PMOR 35-17
459-010-054-000	Non Residential	A	327.80	838.52	1.81429	0.0	1.9 AC PAR 2 PMOR 35-17
459-020-001-000	Non Residential	A	139.20	356.10	0.7705	0.0	PAR 1 BLDG 1 LAVA RIDGE PROF CEN S-102
459-020-003-000	Non Residential	A	110.42	282.48	0.6112	0.0	PAR 3 BLDG 3 LAVA RIDGE PROF CEN S-102
459-020-006-000	Non Residential	A	48.92	125.16	0.2708	0.0	UNIT 1 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-007-000	Non Residential	A	57.66	147.53	0.3192	0.0	UNIT 2 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-008-000	Non Residential	A	26.14	66.88	0.1447	0.0	UNIT 3 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-009-000	Non Residential	A	20.50	52.46	0.1135	0.0	UNIT 4 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-010-000	Common Area	A	-	-	0.0	0.0	BUILDING COMMON AREA
459-030-001-000	Non Residential	A	113.28	289.78	0.627	0.0	PAR 4 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-002-000	Non Residential	A	113.28	289.78	0.627	0.0	PAR 5 LAVA RIDGE PROF CENTER PH 2 T-70

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459-030-003-000	Non Residential	A	180.30	461.25	0.998	0.0	PAR 6 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-004-000	Non Residential	A	118.88	304.11	0.658	0.0	PAR 7 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-006-000	Non Residential	A	154.48	395.16	0.855	0.0	PAR 1 PMOR 29-147
459-030-007-000	Non Residential	A	168.02	429.82	0.93	0.0	PAR 2 PMOR 29-147
459-030-008-000	Non Residential	A	154.48	395.16	0.855	0.0	PAR 3 PMOR 29-147
459-040-001-000	Non Residential	A	145.72	372.79	0.8066	0.0	PAR 1 PMOR 29-054
459-040-002-000	Non Residential	A	122.64	313.72	0.6788	0.0	PAR 2 PMOR 29-054
459-040-003-000	Non Residential	A	165.20	422.61	0.9144	0.0	PAR 3 PMOR 29-054
459-040-004-000	Common Area	A	-	-	0.0	0.0	1.8 AC PAR A COMMON AREA PMOR 29-054
459-040-005-000	Non Residential	A	133.70	342.01	0.74	0.0	PAR 1 POR 29-77
459-040-006-000	Non Residential	A	133.70	342.01	0.74	0.0	PAR 2 POR 29-77
459-040-007-000	Common Area	A	-	-	0.0	0.0	1.1 AC PAR 3 PMOR 29-77 COMMON AREA
459-040-008-000	Non Residential	A	91.42	233.86	0.506	0.0	PAR 1 PMOR 29-146
459-040-009-000	Non Residential	A	99.72	255.12	0.552	0.0	PAR 2 PMOR 29-146
459-040-010-000	Non Residential	A	110.20	281.92	0.61	0.0	PAR 3 PMOR 29-146
459-040-011-000	Common Area	A	-	-	0.0	0.0	1.0 AC PARCEL A COMMON AREA PMOR 29-146
459-050-001-000	Non Residential	A	219.00	560.20	1.2121	0.0	1.2 AC PAR 2 PMOR 29-87
459-050-002-000	Non Residential	A	237.24	606.88	1.3131	0.0	1.3 AC PAR 4 PMOR 29-87
459-050-003-000	Non Residential	A	230.08	588.57	1.2735	0.0	PAR A1 PMOR 29-122
459-050-004-000	Non Residential	A	96.06	245.74	0.5317	0.0	PAR A2 PMOR 29-122
459-050-005-000	Non Residential	A	230.08	588.57	1.2735	0.0	PAR A3 PMOR 29-122
459-050-007-000	Non Residential	A	147.68	377.78	0.8174	0.0	PAR B1 PMOR 29-122
459-050-008-000	Non Residential	A	73.22	187.32	0.4053	0.0	PAR B2 PMOR 29-122
459-050-009-000	Non Residential	A	93.28	238.62	0.5163	0.0	PAR B3 PMOR 29-122
459-050-011-000	Non Residential	A	219.64	561.86	1.2157	0.0	PAR C1 PMOR 29-122
459-050-012-000	Non Residential	A	219.62	561.81	1.2156	0.0	PAR C2 PMOR 29-122
459-050-014-000	Non Residential	A	478.76	1,224.71	2.6499	0.0	EUREKA RD 1544 STE 140 ROS PAR D1 PMOR 29-122
459-050-016-000	Non Residential	A	549.04	1,404.44	3.0388	0.0	PAR 'A1' PMOR 29-142
459-050-018-000	Non Residential	A	549.04	1,404.44	3.0388	0.0	PAR 'B1' PMOR 29-142
459-050-020-000	Non Residential	A	635.70	1,626.15	3.5185	0.0	PAR 'C1' PMOR 29-142
459-070-001-000	SF	A	180.66	462.17	0.0	1.0	
459-070-002-000	SF	A	180.66	462.17	0.0	1.0	
459-070-003-000	SF	A	180.66	462.17	0.0	1.0	
459-070-004-000	SF	A	180.66	462.17	0.0	1.0	
459-070-005-000	SF	A	180.66	462.17	0.0	1.0	
459-070-006-000	SF	A	180.66	462.17	0.0	1.0	
459-070-007-000	SF	A	180.66	462.17	0.0	1.0	
459-070-008-000	SF	A	180.66	462.17	0.0	1.0	
459-070-009-000	SF	A	180.66	462.17	0.0	1.0	
459-070-010-000	SF	A	180.66	462.17	0.0	1.0	

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459-070-011-000	SF	A	180.66	462.17	0.0	1.0	
459-070-012-000	SF	A	180.66	462.17	0.0	1.0	
459-070-013-000	SF	A	180.66	462.17	0.0	1.0	
459-070-014-000	SF	A	180.66	462.17	0.0	1.0	
459-070-015-000	SF	A	180.66	462.17	0.0	1.0	
459-070-016-000	SF	A	180.66	462.17	0.0	1.0	
459-070-017-000	SF	A	180.66	462.17	0.0	1.0	
459-070-018-000	SF	A	180.66	462.17	0.0	1.0	
459-070-019-000	SF	A	180.66	462.17	0.0	1.0	
459-070-020-000	SF	A	180.66	462.17	0.0	1.0	
459-070-021-000	SF	A	180.66	462.17	0.0	1.0	
459-070-022-000	SF	A	180.66	462.17	0.0	1.0	
459-070-023-000	SF	A	180.66	462.17	0.0	1.0	
459-070-024-000	SF	A	180.66	462.17	0.0	1.0	
459-070-025-000	SF	A	180.66	462.17	0.0	1.0	
459-070-026-000	SF	A	180.66	462.17	0.0	1.0	
459-070-027-000	SF	A	180.66	462.17	0.0	1.0	
459-070-028-000	SF	A	180.66	462.17	0.0	1.0	
459-070-029-000	SF	A	180.66	462.17	0.0	1.0	
459-070-030-000	SF	A	180.66	462.17	0.0	1.0	
459-070-031-000	SF	A	180.66	462.17	0.0	1.0	
459-070-032-000	SF	A	180.66	462.17	0.0	1.0	
459-070-033-000	SF	A	180.66	462.17	0.0	1.0	
459-070-034-000	SF	A	180.66	462.17	0.0	1.0	
459-070-035-000	SF	A	180.66	462.17	0.0	1.0	
459-070-036-000	SF	A	180.66	462.17	0.0	1.0	
459-070-037-000	SF	A	180.66	462.17	0.0	1.0	
459-070-038-000	SF	A	180.66	462.17	0.0	1.0	
459-070-039-000	SF	A	180.66	462.17	0.0	1.0	
459-070-040-000	SF	A	180.66	462.17	0.0	1.0	
459-070-041-000	SF	A	180.66	462.17	0.0	1.0	
459-070-042-000	SF	A	180.66	462.17	0.0	1.0	
459-070-043-000	SF	A	180.66	462.17	0.0	1.0	
459-070-044-000	SF	A	180.66	462.17	0.0	1.0	
459-070-045-000	SF	A	180.66	462.17	0.0	1.0	
459-070-046-000	SF	A	180.66	462.17	0.0	1.0	
459-070-047-000	SF	A	180.66	462.17	0.0	1.0	
459-070-048-000	SF	A	180.66	462.17	0.0	1.0	
459-070-049-000	SF	A	180.66	462.17	0.0	1.0	
459-070-050-000	SF	A	180.66	462.17	0.0	1.0	

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459-070-051-000	SF	A	180.66	462.17	0.0	1.0	
459-070-052-000	SF	A	180.66	462.17	0.0	1.0	
459-070-053-000	SF	A	180.66	462.17	0.0	1.0	
459-070-054-000	SF	A	180.66	462.17	0.0	1.0	
459-070-055-000	SF	A	180.66	462.17	0.0	1.0	
459-070-056-000	SF	A	180.66	462.17	0.0	1.0	
459-070-057-000	SF	A	180.66	462.17	0.0	1.0	
459-070-058-000	Exempt	A	-	-	0.0	0.0	
459-070-059-000	Exempt	A	-	-	0.0	0.0	
459-070-060-000	Exempt	A	-	-	0.0	0.0	
459-070-061-000	Exempt	A	-	-	0.0	0.0	
459-070-062-000	Exempt	A	-	-	0.0	0.0	
459-070-063-000	Exempt	A	-	-	0.0	0.0	
459-070-064-000	Exempt	A	-	-	0.0	0.0	
459-070-065-000	Exempt	A	-	-	0.0	0.0	
459-070-066-000	Exempt	A	-	-	0.0	0.0	
459-080-001-000	SF	A	180.66	462.17	0.0	1.0	
459-080-002-000	SF	A	180.66	462.17	0.0	1.0	
459-080-003-000	SF	A	180.66	462.17	0.0	1.0	
459-080-004-000	SF	A	180.66	462.17	0.0	1.0	
459-080-005-000	SF	A	180.66	462.17	0.0	1.0	
459-080-006-000	SF	A	180.66	462.17	0.0	1.0	
459-080-007-000	SF	A	180.66	462.17	0.0	1.0	
459-080-008-000	SF	A	180.66	462.17	0.0	1.0	
459-080-009-000	SF	A	180.66	462.17	0.0	1.0	
459-080-010-000	SF	A	180.66	462.17	0.0	1.0	
459-080-011-000	SF	A	180.66	462.17	0.0	1.0	
459-080-012-000	SF	A	180.66	462.17	0.0	1.0	
459-080-013-000	SF	A	180.66	462.17	0.0	1.0	
459-080-014-000	SF	A	180.66	462.17	0.0	1.0	
459-080-015-000	SF	A	180.66	462.17	0.0	1.0	
459-080-016-000	SF	A	180.66	462.17	0.0	1.0	
459-080-017-000	SF	A	180.66	462.17	0.0	1.0	
459-080-018-000	SF	A	180.66	462.17	0.0	1.0	
459-080-019-000	SF	A	180.66	462.17	0.0	1.0	
459-080-020-000	SF	A	180.66	462.17	0.0	1.0	
459-080-021-000	SF	A	180.66	462.17	0.0	1.0	
459-080-022-000	SF	A	180.66	462.17	0.0	1.0	
459-080-023-000	SF	A	180.66	462.17	0.0	1.0	
459-080-024-000	SF	A	180.66	462.17	0.0	1.0	

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
459-080-025-000	SF	A	180.66	462.17	0.0	1.0	
459-080-026-000	SF	A	180.66	462.17	0.0	1.0	
459-080-027-000	SF	A	180.66	462.17	0.0	1.0	
459-080-028-000	SF	A	180.66	462.17	0.0	1.0	
459-080-029-000	SF	A	180.66	462.17	0.0	1.0	
459-080-030-000	SF	A	180.66	462.17	0.0	1.0	
459-080-031-000	SF	A	180.66	462.17	0.0	1.0	
459-080-032-000	SF	A	180.66	462.17	0.0	1.0	
459-080-033-000	SF	A	180.66	462.17	0.0	1.0	
459-080-034-000	SF	A	180.66	462.17	0.0	1.0	
459-080-035-000	SF	A	180.66	462.17	0.0	1.0	
459-080-036-000	SF	A	180.66	462.17	0.0	1.0	
459-080-037-000	SF	A	180.66	462.17	0.0	1.0	
459-080-038-000	SF	A	180.66	462.17	0.0	1.0	
459-080-039-000	SF	A	180.66	462.17	0.0	1.0	
459-080-040-000	SF	A	180.66	462.17	0.0	1.0	
459-080-041-000	SF	A	180.66	462.17	0.0	1.0	
459-080-042-000	SF	A	180.66	462.17	0.0	1.0	
459-080-043-000	SF	A	180.66	462.17	0.0	1.0	
459-080-044-000	SF	A	180.66	462.17	0.0	1.0	
459-080-045-000	SF	A	180.66	462.17	0.0	1.0	
459-080-046-000	SF	A	180.66	462.17	0.0	1.0	
459-080-047-000	SF	A	180.66	462.17	0.0	1.0	
459-080-048-000	SF	A	180.66	462.17	0.0	1.0	
459-080-049-000	SF	A	180.66	462.17	0.0	1.0	
459-080-050-000	SF	A	180.66	462.17	0.0	1.0	
459-080-051-000	SF	A	180.66	462.17	0.0	1.0	
459-080-052-000	SF	A	180.66	462.17	0.0	1.0	
459-080-053-000	SF	A	180.66	462.17	0.0	1.0	
459-080-054-000	SF	A	180.66	462.17	0.0	1.0	
459-080-055-000	SF	A	180.66	462.17	0.0	1.0	
459-080-056-000	SF	A	180.66	462.17	0.0	1.0	
459-080-057-000	SF	A	180.66	462.17	0.0	1.0	
459-080-058-000	SF	A	180.66	462.17	0.0	1.0	
459-080-059-000	SF	A	180.66	462.17	0.0	1.0	
459-080-060-000	SF	A	180.66	462.17	0.0	1.0	
459-080-061-000	SF	A	180.66	462.17	0.0	1.0	
459-080-062-000	SF	A	180.66	462.17	0.0	1.0	
459-080-063-000	SF	A	180.66	462.17	0.0	1.0	
459-080-064-000	SF	A	180.66	462.17	0.0	1.0	

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459-080-065-000	SF	A	180.66	462.17	0.0	1.0	
459-080-066-000	SF	A	180.66	462.17	0.0	1.0	
459-080-067-000	SF	A	180.66	462.17	0.0	1.0	
459-080-068-000	SF	A	180.66	462.17	0.0	1.0	
459-080-069-000	SF	A	180.66	462.17	0.0	1.0	
459-080-070-000	SF	A	180.66	462.17	0.0	1.0	
459-080-071-000	SF	A	180.66	462.17	0.0	1.0	
459-080-072-000	SF	A	180.66	462.17	0.0	1.0	
459-080-073-000	SF	A	180.66	462.17	0.0	1.0	
459-080-074-000	Exempt	A	-	-	0.0	0.0	
459-080-075-000	Exempt	A	-	-	0.0	0.0	
459-080-076-000	Exempt	A	-	-	0.0	0.0	
459-080-077-000	Exempt	A	-	-	0.0	0.0	
459-080-078-000	Exempt	A	-	-	0.0	0.0	
459-090-001-000	SF	A	180.66	462.17	0.0	1.0	
459-090-002-000	SF	A	180.66	462.17	0.0	1.0	
459-090-003-000	SF	A	180.66	462.17	0.0	1.0	
459-090-004-000	SF	A	180.66	462.17	0.0	1.0	
459-090-005-000	SF	A	180.66	462.17	0.0	1.0	
459-090-006-000	SF	A	180.66	462.17	0.0	1.0	
459-090-007-000	SF	A	180.66	462.17	0.0	1.0	
459-090-008-000	SF	A	180.66	462.17	0.0	1.0	
459-090-009-000	SF	A	180.66	462.17	0.0	1.0	
459-090-010-000	SF	A	180.66	462.17	0.0	1.0	
459-090-011-000	SF	A	180.66	462.17	0.0	1.0	
459-090-012-000	SF	A	180.66	462.17	0.0	1.0	
459-090-013-000	SF	A	180.66	462.17	0.0	1.0	
459-090-014-000	SF	A	180.66	462.17	0.0	1.0	
459-090-015-000	SF	A	180.66	462.17	0.0	1.0	
459-090-016-000	SF	A	180.66	462.17	0.0	1.0	
459-090-017-000	SF	A	180.66	462.17	0.0	1.0	
459-090-018-000	SF	A	180.66	462.17	0.0	1.0	
459-090-019-000	SF	A	180.66	462.17	0.0	1.0	
459-090-020-000	SF	A	180.66	462.17	0.0	1.0	
459-090-021-000	SF	A	180.66	462.17	0.0	1.0	
459-090-022-000	SF	A	180.66	462.17	0.0	1.0	
459-090-023-000	SF	A	180.66	462.17	0.0	1.0	
459-090-024-000	SF	A	180.66	462.17	0.0	1.0	
459-090-025-000	SF	A	180.66	462.17	0.0	1.0	
459-090-026-000	SF	A	180.66	462.17	0.0	1.0	

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459-090-027-000	SF	A	180.66	462.17	0.0	1.0	
459-090-028-000	SF	A	180.66	462.17	0.0	1.0	
459-090-029-000	SF	A	180.66	462.17	0.0	1.0	
459-090-030-000	SF	A	180.66	462.17	0.0	1.0	
459-090-031-000	SF	A	180.66	462.17	0.0	1.0	
459-090-032-000	SF	A	180.66	462.17	0.0	1.0	
459-090-033-000	SF	A	180.66	462.17	0.0	1.0	
459-090-034-000	SF	A	180.66	462.17	0.0	1.0	
459-090-035-000	SF	A	180.66	462.17	0.0	1.0	
459-090-036-000	SF	A	180.66	462.17	0.0	1.0	
459-090-037-000	SF	A	180.66	462.17	0.0	1.0	
459-090-038-000	SF	A	180.66	462.17	0.0	1.0	
459-090-039-000	SF	A	180.66	462.17	0.0	1.0	
459-090-040-000	SF	A	180.66	462.17	0.0	1.0	
459-090-041-000	SF	A	180.66	462.17	0.0	1.0	
459-090-042-000	SF	A	180.66	462.17	0.0	1.0	
459-090-043-000	SF	A	180.66	462.17	0.0	1.0	
459-090-044-000	SF	A	180.66	462.17	0.0	1.0	
459-090-045-000	SF	A	180.66	462.17	0.0	1.0	
459-090-046-000	SF	A	180.66	462.17	0.0	1.0	
459-090-047-000	SF	A	180.66	462.17	0.0	1.0	
459-090-048-000	SF	A	180.66	462.17	0.0	1.0	
459-090-049-000	SF	A	180.66	462.17	0.0	1.0	
459-090-050-000	SF	A	180.66	462.17	0.0	1.0	
459-090-051-000	SF	A	180.66	462.17	0.0	1.0	
459-090-052-000	SF	A	180.66	462.17	0.0	1.0	
459-090-053-000	SF	A	180.66	462.17	0.0	1.0	
459-090-054-000	SF	A	180.66	462.17	0.0	1.0	
459-090-055-000	SF	A	180.66	462.17	0.0	1.0	
459-090-056-000	SF	A	180.66	462.17	0.0	1.0	
459-090-057-000	Exempt	A	-	-	0.0	0.0	
459-090-058-000	Exempt	A	-	-	0.0	0.0	
459-090-059-000	Exempt	A	-	-	0.0	0.0	
459-090-060-000	Exempt	A	-	-	0.0	0.0	
459-090-061-000	Exempt	A	-	-	0.0	0.0	
459-090-062-000	Exempt	A	-	-	0.0	0.0	
459-090-063-000	Exempt	A	-	-	0.0	0.0	
460-160-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 7 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 8 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 9 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-160-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 10 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 11 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 12 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 13 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 14 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 15 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 16 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 17 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 18 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 19 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 20 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 21 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 22 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 23 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 24 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 25 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 26 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 27 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 28 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 29 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 30 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 31 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 32 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 33 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 34 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 35 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 44 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 45 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 46 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 47 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 48 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 49 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 50 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 51 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 52 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-039-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 53 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-040-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 54 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-041-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 55 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-042-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 56 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-043-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 57 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-160-044-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 58 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-045-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 59 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-046-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 60 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-047-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 61 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-048-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 62 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-049-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 63 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-050-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 64 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-051-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 65 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-052-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 66 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-053-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 67 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-054-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 68 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-055-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 69 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-056-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 70 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-057-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 71 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-058-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 72 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-059-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 73 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 1 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 2 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 3 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 4 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 5 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 6 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 36 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 37 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 38 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 39 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 40 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 41 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 42 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 43 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 74 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 75 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 76 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 77 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 78 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 79 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 80 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 81 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 82 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 83 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-170-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 84 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 85 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 86 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 87 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 88 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 89 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 90 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 91 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 92 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 93 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 94 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 95 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 96 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 97 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-039-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 98 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-040-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 99 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-041-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 100 OLYMPUS HEIGHTS UNIT 1 S-11
460-180-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 1 OLYMPUS HEIGHTS PHASE 2A
460-180-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 2 OLYMPUS HEIGHTS PHASE 2A
460-180-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 3 OLYMPUS HEIGHTS PHASE 2A
460-180-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 4 OLYMPUS HEIGHTS PHASE 2A
460-180-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 5 OLYMPUS HEIGHTS PHASE 2A
460-180-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 6 OLYMPUS HEIGHTS PHASE 2A
460-180-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 7 OLYMPUS HEIGHTS PHASE 2A
460-180-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 8 OLYMPUS HEIGHTS PHASE 2A
460-180-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 9 OLYMPUS HEIGHTS PHASE 2A
460-180-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 10 OLYMPUS HEIGHTS PHASE 2A
460-180-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 11 OLYMPUS HEIGHTS PHASE 2A
460-180-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 12 OLYMPUS HEIGHTS PHASE 2A
460-180-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 13 OLYMPUS HEIGHTS PHASE 2A
460-180-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 14 OLYMPUS HEIGHTS PHASE 2A
460-180-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 15 OLYMPUS HEIGHTS PHASE 2A
460-180-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 16 OLYMPUS HEIGHTS PHASE 2A
460-180-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 17 OLYMPUS HEIGHTS PHASE 2A
460-180-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 18 OLYMPUS HEIGHTS PHASE 2A
460-180-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 19 OLYMPUS HEIGHTS PHASE 2A
460-180-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 20 OLYMPUS HEIGHTS PHASE 2A
460-180-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 21 OLYMPUS HEIGHTS PHASE 2A
460-180-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 22 OLYMPUS HEIGHTS PHASE 2A
460-180-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 23 OLYMPUS HEIGHTS PHASE 2A

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-180-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 24 OLYMPUS HEIGHTS PHASE 2A
460-180-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 25 OLYMPUS HEIGHTS PHASE 2A
460-180-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 26 OLYMPUS HEIGHTS PHASE 2A
460-180-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 27 OLYMPUS HEIGHTS PHASE 2A
460-180-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 28 OLYMPUS HEIGHTS PHASE 2A
460-180-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 29 OLYMPUS HEIGHTS PHASE 2A
460-180-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 30 OLYMPUS HEIGHTS PHASE 2A
460-180-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 31 OLYMPUS HEIGHTS PHASE 2A
460-180-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 32 OLYMPUS HEIGHTS PHASE 2A
460-180-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 33 OLYMPUS HEIGHTS PHASE 2A
460-180-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 34 OLYMPUS HEIGHTS PHASE 2A
460-180-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 35 OLYMPUS HEIGHTS PHASE 2A
460-180-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 36 OLYMPUS HEIGHTS PHASE 2A
460-180-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 37 OLYMPUS HEIGHTS PHASE 2A
460-180-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 38 OLYMPUS HEIGHTS PHASE 2A
460-180-039-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 39 OLYMPUS HEIGHTS PHASE 2A
460-180-040-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 40 OLYMPUS HEIGHTS PHASE 2A
460-180-041-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 41 OLYMPUS HEIGHTS PHASE 2A
460-180-042-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 42 OLYMPUS HEIGHTS PHASE 2A
460-180-043-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 43 OLYMPUS HEIGHTS PHASE 2A
460-180-044-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 44 OLYMPUS HEIGHTS PHASE 2A
460-180-045-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 45 OLYMPUS HEIGHTS PHASE 2A
460-180-046-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 46 OLYMPUS HEIGHTS PHASE 2A
460-180-047-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 47 OLYMPUS HEIGHTS PHASE 2A
460-180-048-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 48 OLYMPUS HEIGHTS PHASE 2A
460-180-049-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 49 OLYMPUS HEIGHTS PHASE 2A
460-180-050-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 50 OLYMPUS HEIGHTS PHASE 2A
460-180-051-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 51 OLYMPUS HEIGHTS PHASE 2A
460-180-052-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 52 OLYMPUS HEIGHTS PHASE 2A
460-180-053-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 53 OLYMPUS HEIGHTS PHASE 2A
460-180-054-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 54 OLYMPUS HEIGHTS PHASE 2A
460-180-055-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 55 OLYMPUS HEIGHTS PHASE 2A
460-180-056-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 56 OLYMPUS HEIGHTS PHASE 2A
460-190-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 57 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 58 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 59 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 60 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 61 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 62 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 63 OLYMPUS HEIGHTS PHASE 2B S-54

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460-190-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 64 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 65 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 66 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 67 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 68 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 69 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 70 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 71 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 72 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 73 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 74 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 75 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 76 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 77 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 78 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 79 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 80 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 81 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 82 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 83 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 84 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 85 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 86 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 87 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 88 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 89 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 90 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 91 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 92 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 93 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 94 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-039-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 95 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-040-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 96 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-041-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 97 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-042-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 98 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-043-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 99 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-044-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 100 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-045-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 101 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-046-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 102 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-047-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 103 OLYMPUS HEIGHTS PHASE 2B S-54

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460-190-048-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 104 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-049-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 105 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-050-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 106 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-051-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 107 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-052-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 108 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-053-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 109 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-054-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 110 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-055-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 111 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-056-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 112 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-057-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 113 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-058-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 114 OLYMPUS HEIGHTS PHASE 2B S-54
461-011-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 1 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 2 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 3 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 4 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 5 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 6 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 7 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 8 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 9 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 12 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 13 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 14 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 15 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 16 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 17 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 18 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 19 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 21 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 22 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 23 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 24 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 25 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 26 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 27 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 28 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 29 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 30 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 31 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 32 OLYMPUS HEIGHTS #4 PH 2 MOR T-39

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461-012-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 33 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 34 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 35 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 36 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 37 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 38 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 39 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 40 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 41 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 42 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 43 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-039-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 44 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-040-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 45 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-041-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 46 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-042-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 47 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-043-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 48 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-044-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 49 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-045-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 50 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-046-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 51 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-047-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 52 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-048-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 53 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-049-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 54 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-050-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 55 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-051-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 56 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-052-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 57 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-053-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 58 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-054-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 59 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-055-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 60 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-056-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 61 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-057-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 62 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-058-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 63 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-059-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 64 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-060-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 65 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-061-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 66 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-062-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 67 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-063-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 68 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-064-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 69 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-065-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 70 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-066-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 71 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-067-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 72 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38

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461-012-068-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 73 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-069-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 74 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-070-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 75 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-071-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 76 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-072-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 77 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-073-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 78 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-074-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 79 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-075-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 80 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-076-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 81 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-077-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 82 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-078-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 83 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-081-000	SF Residential	D	148.84	155.42	0.0	1.0	LOTS 10 & 11 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-082-000	SF Residential	D	148.84	155.42	0.0	1.0	POR LOT 20 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 84 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 85 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 86 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 87 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 88 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 89 OLYMPUS HEIGHTS # 4 PH 1 (AMENDED) T-38
461-013-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 90 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 91 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 92 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 93 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 94 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 95 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 96 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 97 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 98 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 99 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 100 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 101 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 102 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 103 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 104 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 105 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 106 OLYMPUS HEIGHTS #4 PH 3 MOR T-39
461-013-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 107 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 108 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 109 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 110 OLYMPUS HEIGHTS #4 PH 2 MOR T-39

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ASSESSOR PARCEL NUMBER	ASSESSMENT CLASSIFICATION	ZONE	CHARGE	MAXIMUM ASMT	ACREAGE	SF UNITS	LEGAL DESCRIPTION
461-013-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 111 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 112 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 113 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 114 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 115 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 116 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 117 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 118 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 119 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 120 OLYMPUS HEIGHTS UNIT 4 T-12
461-013-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 121 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-021-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 64 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 65 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 66 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 67 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 68 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 69 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 70 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 71 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 72 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 73 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 74 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 75 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 76 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 77 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 78 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 79 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 80 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 81 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 82 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 83 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 84 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 85 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 86 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 87 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 88 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 89 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 90 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 91 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 92 OLYMPUS HEIGHTS UNIT #3 T-25

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461-022-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 93 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 94 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 95 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 96 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 97 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 98 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 99 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 100 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 101 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 102 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 103 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 104 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 105 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 106 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 107 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 108 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 109 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 110 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 111 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 112 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 113 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 114 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 115 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 116 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 117 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 118 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 119 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 120 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 121 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 122 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 123 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 124 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 125 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 126 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 127 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 128 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 129 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 130 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 131 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 132 OLYMPUS HEIGHTS UNIT #3 T-25

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461-024-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 133 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 134 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-001-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 1 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-002-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 2 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-003-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 3 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-004-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 4 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-005-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 5 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-006-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 6 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-007-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 7 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-008-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 8 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-009-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 9 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-010-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 10 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-011-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 11 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-012-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 12 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-013-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 13 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-014-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 14 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-015-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 15 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-016-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 16 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-017-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 17 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-018-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 18 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-019-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 19 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-020-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 20 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-021-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 21 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-022-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 22 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-023-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 23 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-024-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 24 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-025-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 25 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-026-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 26 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-027-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 27 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-028-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 28 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-029-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 29 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-030-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 30 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-031-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 31 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-032-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 32 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-033-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 33 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-034-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 34 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-035-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 35 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-036-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 36 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-037-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 37 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-038-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 38 OLYMPUS HEIGHTS UNIT #3 T-25

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461-025-039-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 39 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-040-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 40 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-041-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 41 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-042-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 42 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-043-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 43 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-044-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 44 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-045-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 45 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-046-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 46 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-047-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 47 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-048-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 48 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-049-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 49 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-050-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 50 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-051-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 51 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-052-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 52 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-053-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 53 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-054-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 54 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-055-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 55 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-056-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 56 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-057-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 57 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-058-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 58 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-059-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 59 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-060-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 60 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-061-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 61 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-062-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 62 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-063-000	SF Residential	D	148.84	155.42	0.0	1.0	LOT 63 OLYMPUS HEIGHTS UNIT #3 T-25
N456-330-004-000	Non Residential	A	-	-	0.0	0.0	
N456-330-005-000	Non Residential	A	-	-	0.0	0.0	
N456-330-006-000	Non Residential	A	-	-	0.0	0.0	

Summary Fields	Value
ACTIVE PARCELS	868
LEVIED PARCELS	826
CHARGE	199,163.14
MAXIMUM ASMT	404,024.05
ACREAGE	530.80
SF UNITS	654

RESOLUTION NO. 20-180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Olympus Pointe Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 20-180

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Olympus Pointe Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: project identification signs and surrounding landscape and hardscape, special street materials, sculpture and sculpture park, special lighting for the project identification signs, sculpture and sculpture park, landscape street medians, special street signs, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Olympus Pointe Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with any other expenses described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-181

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-160
LEGAL NOTICE**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE,
CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS
FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT,
FISCAL YEAR 2020/2021**

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Riverside Avenue Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District is known and designated as:

“Riverside Avenue Landscaping and Lighting District”

- Section 4** Proposed Assessment Amounts: The proposed assessments are outlined in the Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIID.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Riverside Avenue Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 6, 2020
Public Hearing: May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Riverside Avenue

Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: Mickey Ashley

Mickey Ashley
Senior Project Analyst
District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Riverside Avenue Landscaping and Lighting District (“District”). The District was formed in January of 2007 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

The City Council, pursuant to the provisions of the “Landscaping and Lighting Act of 1972”, being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”); Article XIID of the Constitution of the State of California (“Article XIID”); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) initiated proceedings for the formation of the District on November 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 2007/08. On January 17, 2007, pursuant to Assessment Law, the City conducted a Public Hearing and tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District’s maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The proposed territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Boundary Map of Riverside Avenue Landscaping and Lighting District” contained within this report in Appendix A-1.

The District is bounded by Douglas Boulevard to the north, Darling Way to the south and includes parcels that front Riverside Avenue. It is centrally located between Interstate 80 and Downtown Roseville and is east of the Union Pacific Railroad.

The District currently has a mix of different types of land uses including automotive related retail and car lots, community/neighborhood retail, offices, services, and residential units.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, is to provide funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements. The improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The general landscaping improvements in the District are to be consistent with the improvements on Vernon Street located north of the District, which intersects Riverside Avenue. As a gateway to downtown Roseville, Riverside Avenue's compatibility with Vernon Street links the downtown area and Riverside Gateway area together.

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, mid-block bulbs, bulb-outs, and associated appurtenant located within the street rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Landscaping and hardscape improvements within the public rights-of-way of the streets within the District including, but not limited to, Riverside Avenue including the corners of Riverside Avenue and Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Darling Way, Fern Street, Cherry Street, and Bonita Street.
- Decorative banners along Riverside Avenue.
- Transit facilities including bus stop seating and decorative shelters.
- Roundabout improvements including plantings, paving, and landmark feature located at the intersection of Vernon St., Douglas Blvd., and Riverside Ave.
- A Gateway feature located at the intersection of Darling Way and Riverside Avenue.

- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or area funded by other sources available to the City.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District. Specifically excluded from the assessment are the street light energy costs. These costs are to be paid for by the City from other revenue sources.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs of the streetlights.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of landscaping improvements, streetlights and traffic signals.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits. They also require that publicly owned properties that specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

Proper maintenance and operation of parkway landscaping and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, these improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

Landscaping Special Benefit

Landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. Specifically, they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

Landscaping provides special benefit to those developments that are directly adjacent to the public streets.

Landscaping General Benefit

The Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with the landscaping improvements.

Lighting Special Benefit

The operation, maintenance and servicing of lighting along local streets and arterial streets of a development provide the following special benefits:

- Improved security of lots and parcels along the perimeter of the development;
- Improved nighttime visibility for the local access of emergency vehicles; and
- Improved safety and traffic circulation to and from parcels.

Street Lights General Benefit

Similar to the landscaping improvements described above, the Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with lighting improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual parcels within the District, a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the front footage of each parcel located within the District. The parcel's Front Footage was determined based on Assessor Parcel maps or other sources. Only Front Footage on Riverside Avenue was used.

Based on the above formula, the FY 2007/08 maximum assessment rate approved on January 17, 2007 through a property owner balloting (the "Initial

Assessment Rate” or the “Base Year Maximum Assessment Rate”) is \$6.45 per each foot of frontage.

The following formulas were used to first calculate the District’s Initial Assessment Rate and then each parcel’s FY 2007/08 assessment (proportional benefit):

Step 1:

$$\text{Balance to Levy} \div \text{Total Front Footage} = \text{Maximum Front Footage Rate}$$

Step 2:

$$\text{Parcel Front Footage} \times \text{Maximum Front Footage Rate} = \text{Maximum Assessment}$$

The Total Front Footage was the sum of all the Front Feet within the District. The Initial Assessment Rate per Front Foot was established by taking the total cost of improvements (Balance to Levy) and dividing that amount by the Total Front Footage within the District. The Initial Assessment Rate per Front Foot, which is also the FY 2007/08 Maximum Front Footage Rate, is then applied back to each individual parcel’s Front Footage to determine the parcel’s proportionate special benefit and assessment obligation (The FY 2007/08 Maximum Assessment).

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessment rates without requiring the District to go through the requirements of Proposition 218 in order to get a small increase in assessments. This District provides for an annual adjustment to the Maximum Assessment Rate of the lesser of the percentage change in the Local Consumer Price Index of the San Francisco-Oakland-San Jose Area for All Urban Consumers (the “CPI”) or three percent (3%) (the “Escalation Percentage”). The CPI in this adjustment shall be determined through CPI data from the Bureau of Labor Statistics from December to December, beginning with the period from December 2006 to December 2007.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2008/09. Generally, if the proposed annual assessment rate for the current fiscal year is less than or equal to the calculated Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment Rate is equal to the FY 2007/08 Maximum Assessment Rate, which was approved on January 17, 2007 through a property owner balloting (the “Initial Assessment Rate” or “Base Year Assessment Rate”) and adjusted annually by the Escalation Percentage.

Beginning in the second fiscal year (Fiscal Year 2008/09) and each fiscal year thereafter, the Maximum Assessment Rate would be recalculated, and a new Maximum Assessment Rate established within the District.

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may remain unchanged. The Maximum Assessment Rate adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment rate and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

III. DISTRICT BUDGET

A. 2020/21 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$7,350.00
Repair & Maintenance - Landscaping	9,720.00
Repair & Maintenance - Lighting	1,000.00
Repair and Maintenance - Streetscape and Signage	2,000.00
Utilities	9,085.00
Rehab Reserve Expenditures	<u>25,000.00</u>
Total Direct Costs	\$54,155.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$840.00
Contract Administration - Park's Dept	1,738.00
County Auditor Fees	430.15
Consulting & Professional Services	3,570.00
Consultant Incidental Expenses	15.00
Public Hearing Publishing Costs	<u>875.00</u>
Total Administrative Costs	\$7,468.15
Total Direct and Administration Costs	\$61,623.15
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	\$6,391.60
Contribution for /(Use of) Rehab Reserve	(25,000.00)
Rounding Adjustment	<u>(0.95)</u>
Total Adjustments	(\$18,609.35)
BALANCE TO LEVY	\$43,013.80

Fund balance information is reported in Section C on the following page.

B. 2020/21 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2020/21 ASSESSMENT RATES</u>	
Number of Assessable Parcels	75
Total Assessable Front Footage	4,865.76
Assessment Rates	
Applied Assessment Rate per each Foot of Frontage	8.840292
Maximum Assessment Rate per each Foot of Frontage	8.840294
Potential Maximum Assessment	\$43,014.75

C. 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2020 (est.)	(\$8,732.30)
add: Replenish from FY 20/21 Levy	6,391.60
less: Use for FY 20/21 Expenses	
Transfer from/(to) the Rehab Reserve	29,418.20
Ending Operating Reserve Balance 6-30-2021 (est.)	\$27,077.50
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2020 (est.)	120,050.32
add: Collect from FY 20/21 Levy	
less: Use for FY 20/21 Rehab Projects	(25,000.00)
Transfer from/(to) the Operating Reserve	(29,418.20)
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$65,632.12

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the “improvements”).

Repair & Maintenance - Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance – Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer’s Report, together with other financial information required to determine the annual

assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park’s Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department’s estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer’s Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total amount of assessable Front Footage within the District in accordance with the Method of Assessment Section of this Report.

Applied Assessment Rate - The assessment rate to be applied to the front footage of each non-exempt parcel within the District for the current fiscal year.

Maximum Assessment Rate - The Maximum Assessment Rate per front foot for the current fiscal year.

Potential Maximum Assessment – The total amount that can be assessed against all non-exempt District parcels for the current fiscal year based upon the expected assessable front footage within the District.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be

sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

A five-year Capital Improvement Plan showing projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs, is shown below.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Grid tree pruning, removal and replacement of declining trees		\$1,400	\$1,400	\$1,400	\$1,400	\$5,600
Improve street furniture, trash receptacles, bike racks, bus stop shelters					\$2,000	\$2,000
Replace plants, landscaping, irrigation and/or drainage systems		\$1,500	\$11,500	\$1,500	\$1,500	\$16,000
Replace public street lights, lighting fixtures, poles/meters, safety, security, ornamental lights		\$7,000	\$7,000	\$7,000	\$7,000	\$28,000
Replace entry signs and decorative banners and hardware		\$2,000	\$2,000	\$8,032	\$2,000	\$14,032
\$25k Insurance deductible to repair/replace train monument if demolished	\$25,000					\$0
Total Projected Expenditures	\$25,000	\$11,900	\$21,900	\$17,932	\$13,900	\$65,632

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the District's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and/or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

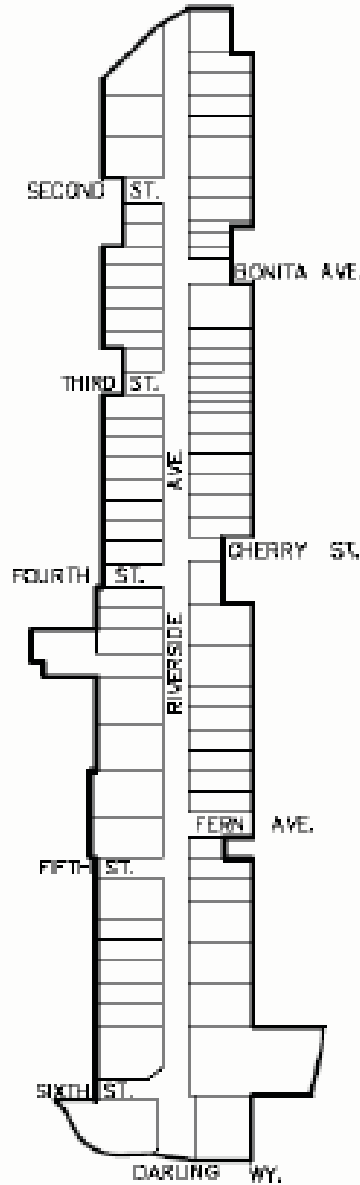
SHEET 1 OF 1

MAP OF PROPOSED BOUNDARIES OF RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT

CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

IN WITNESS WHEREOF, I, the City Clerk, have hereunto set my hand and the seal of the City of Riverside, California, this 1st day of January, 2021.

CITY CLERK
CITY OF RIVERSIDE



LEGEND
PROPOSED BOUNDARY

KOPPEL & GRUBER
PLANNING & ENGINEERING

1000 N. Main Street
Riverside, CA 92501
(951) 514-0000 FAX (951) 514-0001

100-001 0000 000

APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	FRONT FOOTAGE	LEGAL DESCRIPTION
014-011-004-000	Assessable	884.02	884.03	100.0	L 7 8 THEILE SUB
014-011-008-000	Assessable	1,458.64	1,458.65	165.0	LOTS 2 3 4 FR 1 THEILE SUB
014-011-009-000	Assessable	884.02	884.03	100.0	LOTS 5 6 THEILE SUBD
014-013-003-000	Assessable	442.00	442.01	50.0	FR LOT 1 THEILE SUB
014-013-004-000	Assessable	442.00	442.01	50.0	FR LOT 2 THEILE SUB
014-013-005-000	Assessable	442.00	442.01	50.0	LOT 3 THEILE SUB
014-013-006-000	Assessable	442.00	442.01	50.0	LOT 4 THEILE SUB
014-013-007-000	Assessable	442.00	442.01	50.0	L 5 THEILE SUB
014-013-008-000	Assessable	442.00	442.01	50.0	L 6 THEILE SUBD
014-013-009-000	Assessable	442.00	442.01	50.0	L 7 THEILE SUBD
014-013-010-000	Assessable	442.00	442.01	50.0	FR L 8 THEILE SUBD
014-024-003-000	Assessable	442.00	442.01	50.0	L 1 THEILE SUB
014-024-004-000	Assessable	442.00	442.01	50.0	LOT 2 THEILE SUB
014-024-005-000	Assessable	442.00	442.01	50.0	LOT 3 THEILE SUBD
014-024-006-000	Assessable	442.00	442.01	50.0	LOT 4 THEILE SUB
014-024-007-000	Assessable	442.00	442.01	50.0	LOT 5 THEILE SUB
014-024-008-000	Assessable	442.00	442.01	50.0	LOT 6 THEILE SUB
014-024-009-000	Assessable	442.00	442.01	50.0	LOT 7 THEILE SUB
014-024-010-000	Assessable	442.00	442.01	50.0	LOT 8 THEILE SUB
014-033-005-000	Assessable	503.88	503.90	57.0	FR LOT 2 THEILE 2 SUB
014-033-007-000	Assessable	1,007.78	1,007.79	114.0	POR LOT 4 THEILE #2 SUB MOR C-34
014-033-008-000	Assessable	1,007.78	1,007.79	114.0	FR LOT 5 THEILE 2 SUB
014-033-009-000	Assessable	884.02	884.03	100.0	FR LOT 6 THEILE 2 SUB
014-033-014-000	Deferred	-	-	0.0	FR L 3 THEILE #2 SUBD
014-033-025-000	Assessable	503.88	503.90	57.0	PAR A PMOR 22 132
014-033-028-000	Assessable	442.00	442.01	50.0	FR L 1 THEILE 2 SUBD
014-033-029-000	Assessable	442.00	442.01	50.0	FR L 1 THEILE 2 SUBD
014-053-003-000	Assessable	884.02	884.03	100.0	LOTS 1 2 THEILE 3 SUB
014-053-004-000	Assessable	442.00	442.01	50.0	LOT 3 THEILE 3 SUB
014-053-005-000	Assessable	442.00	442.01	50.0	LOT 4 THEILE 3 SUB
014-053-006-000	Assessable	442.00	442.01	50.0	LOT 5 THEILE 3 SUB
014-053-007-000	Assessable	442.00	442.01	50.0	L 6 THEILE 3 SUB
014-053-008-000	Assessable	442.00	442.01	50.0	L 7 THEILE #3
014-053-023-000	Assessable	1,277.94	1,277.95	144.56	L 8 THEILES SUBD
014-084-034-000	Assessable	1,004.42	1,004.43	113.62	FR SEC 11 10 6
014-091-014-000	Assessable	300.56	300.57	34.0	FR LOT 12 CHERRY GLEN TR
014-091-015-000	Assessable	291.72	291.73	33.0	FR LOTS 11 12 CHERRY GLEN
014-091-016-000	Assessable	291.72	291.73	33.0	FR LOT 11 CHERRY GLEN TR
014-091-017-000	Assessable	442.00	442.01	50.0	L 10 CHERRY GLEN TR
014-091-018-000	Assessable	442.00	442.01	50.0	LOT 9 CHERRY GLEN TR
014-091-019-000	Assessable	884.02	884.03	100.0	LOTS 7 8 CHERRY GLEN TR
014-091-020-000	Assessable	442.00	442.01	50.0	LOT 6 CHERRY GLEN TR
014-091-021-000	Assessable	442.00	442.01	50.0	LOT 5 CHERRY GLEN TR
014-091-022-000	Assessable	442.00	442.01	50.0	LOT 4 CHERRY GLEN TR
014-091-023-000	Assessable	442.00	442.01	50.0	FR LOTS 1 2 3 CHERRY GLEN TR
014-091-024-000	Assessable	884.02	884.03	100.0	FR LOTS 1 2 CHERRY GLEN TR
014-141-012-000	Assessable	442.00	442.01	50.0	LOT 12 CHERRY GL TR
014-141-013-000	Assessable	442.00	442.01	50.0	LOT 11 CHERRY GL TR
014-141-014-000	Assessable	442.00	442.01	50.0	LOT 10 CHERRY GL TR
014-141-015-000	Assessable	442.00	442.01	50.0	LOT 9 CHERRY GL TR
014-141-016-000	Assessable	442.00	442.01	50.0	LOT 8 CHERRY GL TR
014-141-017-000	Assessable	442.00	442.01	50.0	LOT 7 CHERRY GL TR
014-141-019-000	Assessable	294.38	294.38	33.3	FR LOT 5 CHERRY GL TR
014-141-020-000	Assessable	294.38	294.38	33.3	FR LOTS 4 5 CHERRY GL TR
014-141-021-000	Assessable	294.38	294.38	33.3	FR LOT 4 CHERRY GL TR
014-141-022-000	Assessable	442.00	442.01	50.0	LOT 3 CHERRY GL TR
014-141-023-000	Assessable	884.02	884.03	100.0	LOTS 1 2 CHERRY GL TR

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2020/21 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	FRONT FOOTAGE	LEGAL DESCRIPTION
014-141-026-000	Assessable	221.00	221.01	25.0	FR LOT 6 BLK B CHERRY GLEN
014-141-027-000	Assessable	221.00	221.01	25.0	FR LOT 6 BLK B CHERRY GLEN
014-191-016-000	Assessable	442.00	442.01	50.0	LOT 11 CHERRY GL TR
014-191-017-000	Assessable	442.00	442.01	50.0	LOT 10 CHERRY GL TR
014-191-018-000	Assessable	442.00	442.01	50.0	LOT 9 CHERRY GL TR
014-191-019-000	Assessable	442.00	442.01	50.0	LOT 8 CHERRY GL TR
014-191-020-000	Assessable	442.00	442.01	50.0	LOT 7 CHERRY GL TR
014-191-021-000	Assessable	884.02	884.03	100.0	LOTS 5 6 CHERRY GL TR
014-191-022-000	Assessable	884.02	884.03	100.0	LOTS 3 4 CHERRY GL TR
014-191-023-000	Assessable	884.02	884.03	100.0	FR LOTS 1 2 CHERRY GL TR
014-191-025-000	Assessable	442.00	442.01	50.0	LOT 12 CHERRY GL TR
014-251-011-000	Assessable	884.02	884.03	100.0	L 6 7 CHERRY GL TR
014-251-012-000	Assessable	884.02	884.03	100.0	L 4 5 CHERRY GL TR
014-251-013-000	Assessable	442.00	442.01	50.0	LOT 3 CHERRY GL TR
014-251-014-000	Assessable	442.00	442.01	50.0	LOT 2 CHERRY GL TR
014-251-015-000	Assessable	442.00	442.01	50.0	FR LOT 1 CHERRY GLEN TR
014-251-021-000	Assessable	884.02	884.03	100.0	LOTS 8 9 CHERRY GL TR
014-251-027-000	Assessable	1,326.04	1,326.04	150.0	1.2 AC SEC 11 10 6
472-180-009-000	Assessable	1,332.04	1,332.06	150.68	PARCEL A PARCEL MOR 1 11

Summary Fields	Value
ACTIVE PARCELS	76
LEVIED PARCELS	75
CHARGE	43,013.80
MAXIMUM ASMT	43,014.74
FRONT FOOTAGE	4,865.76

RESOLUTION NO. 20-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Riverside Avenue Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 20-182

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-183

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Riverside Avenue Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Riverside Avenue Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-183

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

**NOTICE OF PUBLIC HEARING
RESOLUTION NO. 20-163
LEGAL NOTICE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Vernon Street Landscaping and Lighting District (hereafter referred to as the “District”), and initiated proceedings for Fiscal Year 2020/2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District is known and designated as:

“Vernon Street Landscaping and Lighting District”

- Section 4** Proposed Assessment Amounts: The proposed assessments are outlined in the Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIID.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 20, 2020 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.



City of Roseville

Vernon Street Landscaping and Lighting District

2020/21 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting:	May 6, 2020
Public Hearing:	May 20, 2020

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Vernon Street

Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/21 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15th day of APRIL, 2020

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: Mickey Ashley

Mickey Ashley
Senior Project Analyst
District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Vernon Street Landscaping and Lighting District (“District”). The District was formed in January of 2001 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2020 through June 30, 2021. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2020/21. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

Prior to FY 2001/02, the City initiated (Resolution 00-523) and conducted property owner protest ballot proceedings (Resolution 01-22) in accordance with Article XIID of the California Constitution ("Article XIID") for the parcels within the District. An annual rate escalator was also included in the ballot that allows for an annual inflationary increase equal to the percentage change in the Consumer Price Index of the San Francisco-Oakland-Hayward Area (the "CPI") of each succeeding year (the "Escalation Percentage"). At the conclusion of the Public Hearing held on January 17, 2001, all property owner ballots returned were tabulated to determine if majority protest existed. The result of the protest proceeding was an approval of the assessment rate and the annual inflationary increase for maintaining the improvements within the District.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located in downtown Roseville and includes all parcels that front along Vernon Street between Folsom Road and the Riverside/Douglas Boulevard. See Appendix A for District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District ensures the continued maintenance, servicing, administration and operation of various landscape, lighting and streetscape improvements and associated appurtenances that are required to keep the improvements in a healthy, vigorous, and satisfactory condition. The assessable parcels receive benefit from the above improvements within the District.

Specific improvements include installation, maintenance and servicing of public facilities, including, but not limited to street trees, sidewalks, curbs, gutters, parking stripes, turf, brick pavers, planters, gateways, benches, bike racks, signage, trash receptacles, and lighting throughout the boundaries of the District (the “Improvements”).

As applied herein, “installation” means the construction of public Improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, equipment, turf, brick pavers, planters, gateways, benches, bike racks and signage.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any Improvement, including repair, removal or replacement of all or any part of any Improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of Improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other Improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other Improvements.

Plans and specification for the Improvements to be maintained are on file in the office of the Economic and Community Services Director at 311 Vernon Street, Roseville, CA 95678.

All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs associated with the Improvements are equitably spread among all benefiting parcels within the District. Only parcels that receive direct benefit from the Improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided to the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”. The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIIID and 1972 Act. Additionally, the Improvements and the annual costs

of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District's public rights-of-way and dedicated easements. The annual assessment is based on the historical and estimated cost to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.

- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.
- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the District in proportion to the estimated special benefits to be received by each such parcel from the Improvements. The special benefit formula used should reflect the composition of the parcels, the Improvements and

services provided to fairly proportion the costs based on estimated special benefit to each parcel within the District. All assessable parcels within the District shall receive a direct special benefit from the services and Improvements provided by the District.

Article XIID of the California Constitution specifies that only special benefits are assessable and that the City must separate the general benefits from the special benefits conferred on any parcel. Since the District is a downtown business area and the Improvements that affront each District parcel primarily attract and retain an increased customer base, these benefits enhance the District parcels and there is no measurable benefit to the public at large. Therefore, 100% of the Improvements are considered special benefit to the District parcels. The cost of maintaining the Improvements is therefore identified as special benefit and has been allocated to the special assessments.

It was determined that a uniform assessment rate per foot of frontage upon Vernon Street would fairly distribute the net amount to be assessed due to the following reasons:

1. The assessments are based upon a specific property owner's special benefit received from the Improvements.
2. The special benefits should be directly related to the extent at which a property fronts the improvements, relative to other properties in the District.

The base assessment rate for the District was \$4.59 per linear foot in FY 2001/02 and was determined using the formula below.

$$\text{Assessment Rate Per Foot} = \frac{\text{Balance to Levy}}{\text{Total Feet of Frontage}}$$

The annual assessment amount for each parcel was then determined using the formula below:

$$\text{Parcel Front Footage} \times \text{Rate per Linear Foot} = \text{Parcel Assessment Amount}$$

D. ANNUAL INFLATIONARY ADJUSTMENT

Commencing with FY 2002/03, the maximum assessment rate is to increase by the percentage change in the Consumer Price Index of the San Francisco-Oakland-Hayward (“CPI”) as of January of each succeeding year (the “Escalation Percentage”). Since the Department of Labor, Bureau of Labor Statistics does not publish a CPI for January; the CPI for preceding month shall be used since this is the CPI *available* in the month of January. The District’s starting CPI Index of 184.1, December of 2000, is hereby established as the base CPI (the “Base Year CPI Index”).

If the proposed assessment increases over the prior fiscal year by a percentage no greater than the Escalation Percentage as defined above, then the proposed assessment is not considered an increase. This assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment rate for the Current Fiscal Year is less than or equal to the calculated maximum assessment rate, then the proposed annual assessment is not considered an increased assessment.

E. APPEALS AND INTERPRETATION

Any property owner, who believes that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the Finance Director of the City of Roseville or his or her designee. Any such appeal is limited to correction of an assessment during the then Current Fiscal Year. Upon the filing of any such appeal, the Director of Housing and Redevelopment or his or her designee will promptly review the appeal and any information provided by the property owner. If the Director of Housing and Redevelopment or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. However, if any such changes are approved after the County of Placer’s deadline for adjustments to the tax roll, the Director of Housing and Redevelopment or his or her designee is authorized to approve a refund of the reduction amount to the property owner. Any dispute over the decision of the Director of Housing and Redevelopment or his or her designee, shall be referred to the City Council of the City of Roseville and the decision of the City Council of the City of Roseville shall be final.

F. DETERMINATION OF FRONT FOOTAGE

The front footage of each assessable parcel is subject to revision and/or correction using measurements of front footage found on the then current Placer County Assessor’s Parcel Maps or through direct measurement by City personnel. Any such correction that increases a Parcel Assessment shall not be considered an increased assessment subject to the procedural provisions of Article XIID.

III. DISTRICT BUDGET

A. FY 2020/21 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$4,830.00
Repair & Maintenance - Landscaping	10,150.00
Repair & Maintenance - Lighting	2,000.00
Repair and Maintenance - Streetscape and Signage	2,500.00
Utilities	9,600.00
Rehab Reserve Project Expenditures	<u>8,530.00</u>
Total Direct Costs	\$37,610.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$777.00
Contract Administration - Park's Dept	2,434.00
County Auditor Fees	397.69
Consulting & Professional Services	3,570.00
Consultant Incidental Expenses	15.00
Public Hearing Publishing Costs	<u>880.00</u>
Total Administrative Costs	\$8,073.69
Total Direct and Administration Costs	\$45,683.69
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	\$0.00
Contribution for /(Use of) Rehab Reserve	(5,914.31)
Rounding Adjustment	<u>(0.20)</u>
Total Adjustments	(\$5,914.51)
BALANCE TO LEVY	\$39,769.18

Fund balance information is reported in Section C on the following page.

B. FY 2020/21 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2020/21 ASSESSMENT RATES</u>	
Number of Assessable Parcels	60
Total Assessable Front Footage	5,370.76
Assessment Rates	
Applied Assessment Rates per each Foot of Frontage	\$7.4048
Maximum Assessment Rates per each Foot of Frontage	\$7.4048
Potential Maximum Assessment	\$39,769

C. FY 2020/21 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2020 (est.)	\$9,189.31
add: Replenish from FY 20/21 Levy	
less: Use for FY 20/21 Expenses	
Transfer from/(to) the Rehab Reserve	9,615.69
Ending Operating Reserve Balance 6-30-2021 (est.)	\$18,805.00
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2020 (est.)	44,600.44
add: Collect from FY 20/21 Levy	2,615.69
less: Use for FY 20/21 Rehab Projects	(8,530.00)
Transfer from/(to) the Operating Reserve	(9,615.69)
Ending Rehab Reserve Balance 6-30-2021 (est.)	\$29,070.44

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Repair & Maintenance – Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district

administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total linear footage of that portion of each assessable parcel's boundary that is contiguous with Vernon Street.

Applied Assessment Rate per Front Foot - This amount represents the rate being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Assessment Rate per Front Foot - This amount represents the maximum rate that can be being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2020 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2020 to December 31, 2020, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 20/21 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Expenses – The amount of the Operating Reserve to be used to fund FY 20/21 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve

Balance to an amount no greater than the expected District costs for the period of July 1, 2020 (the beginning of the Fiscal Year) through December 31, 2020. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2021 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2021. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2020 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2020. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 20/21 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 20/21 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically,

funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2021 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2021. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

A five-year Capital Improvement Plan showing projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs, is shown below.

Description	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	4 Year Total
Grid pruning, removal and replacement of declining trees	\$2,530	\$2,530	\$2,530	\$2,530	\$2,530	\$10,120
Replace, repair, renovate and/or refurbish plants, landscaping & related materials	\$5,000	\$6,000	\$5,000	\$5,000	\$3,000	\$19,000
Replace, repair electrical outlets	\$1,000	\$2,000	\$3,000	\$1,500	\$1,000	\$7,500
Total Projected Expenditures	\$8,530	\$10,530	\$10,530	\$9,030	\$6,530	\$36,620

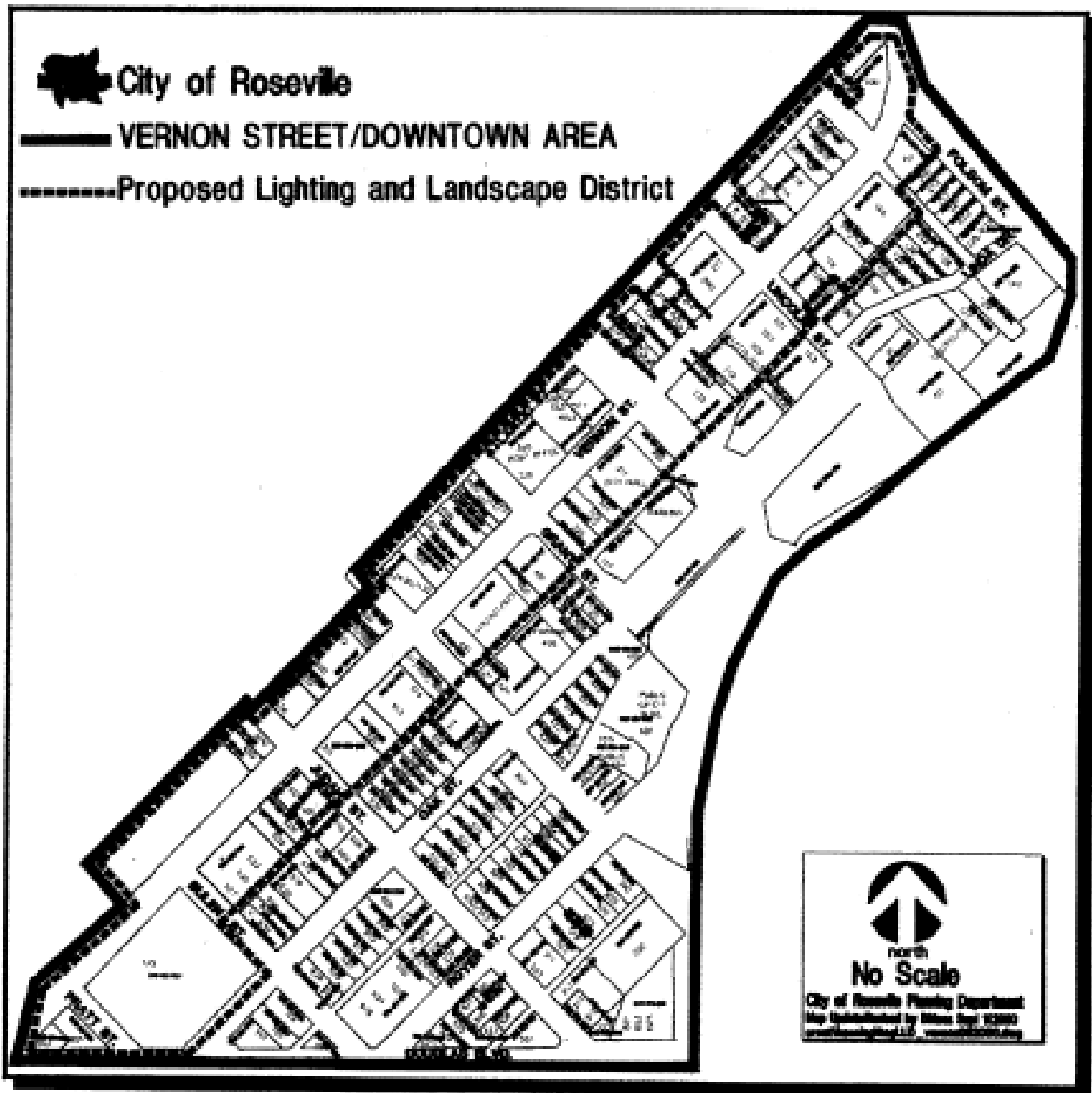
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Districts' Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and/or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

Assessment diagram



APPENDIX B — 2020/21 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2020/21. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2020/21 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2020/21 Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
013-070-004-000	Assessable	1,744.66	1,744.66	235.61	FR SEC 2 10 6
013-071-001-000	Assessable	370.24	370.24	50.0	LOT 8 BLK 1
013-071-002-000	Assessable	370.24	370.24	50.0	LOT 7 BLK 1 RSVLE
013-071-003-000	Assessable	370.24	370.24	50.0	LOT 6 BLK 1 RSVLE
013-071-004-000	Assessable	740.48	740.48	100.0	L 4 5 BLK 1
013-071-006-000	Assessable	740.48	740.48	100.0	FR LOTS 1 2 BLK 1
013-091-003-000	Assessable	1,110.72	1,110.72	150.0	L 1 2 3 BL 3
013-092-006-000	Assessable	370.24	370.24	50.0	FR LOT 4 BLK 2
013-071-009-000	Assessable	370.24	370.24	50.0	L 3 2 BLK 1
013-072-008-000	Assessable	740.48	740.48	100.0	POR LOTS 15 & 16 BLK 15 ROSEVILLE TOWNSITE MOR C33
013-072-010-000	Assessable	740.48	740.48	100.0	LOTS 13 14 BLK 15
013-072-011-000	Assessable	370.24	370.24	50.0	LOT 12 BLK 15
013-072-012-000	Assessable	1,110.72	1,110.72	150.0	L 9 10 11 BLK 15
013-073-011-000	Assessable	962.63	962.62	130.0	LOTS 1 2 BUTLER SUBD
013-092-007-000	Assessable	370.24	370.24	50.0	LOT 3 BLK 2
013-092-008-000	Assessable	298.03	298.02	40.25	FR LOT 2 BLK 2
013-092-009-000	Assessable	444.06	444.06	59.97	FR LOTS 1 2 BLK 2
013-092-014-000	Assessable	1,110.72	1,110.72	150.0	FR SEC 2 10 6
013-093-003-000	Assessable	740.48	740.48	100.0	FR LOTS 14 LOTS 15 16 BLK 14
013-093-004-000	Assessable	214.74	214.74	29.0	FR LOT 14 BLK 14
013-093-005-000	Assessable	155.50	155.50	21.0	FR L 14 BLK 14 RSVLLE
013-093-006-000	Assessable	562.76	562.76	76.0	FR LOT 12 LOT 13 BLK 14
013-093-007-000	Assessable	1,288.45	1,288.44	174.0	LOTS 9 10 11 FR LOT 12 BLK 14
013-121-002-000	Assessable	1,110.72	1,110.72	150.0	L 4 5 6 BLK 5
013-121-003-000	Assessable	370.24	370.24	50.0	LOT 3 BLK 5
013-121-004-000	Assessable	741.36	741.36	100.12	PAR A PMOR 18 117
013-121-005-000	Assessable	370.24	370.24	50.0	L 7 BLK 5 RSVLE
013-121-006-000	Assessable	370.67	370.66	50.06	L 8 BLK 5 RSVLLE
013-122-001-000	Assessable	371.34	371.34	50.15	FR L 7 8 BLK 4
013-122-002-000	Assessable	174.00	174.00	23.5	FR LOT 7 BLK 4
013-123-017-000	Assessable	815.72	815.72	110.16	PAR 1 PMOR 18 155
013-124-006-000	Assessable	370.24	370.24	50.0	LOT 16 BLK 13
013-124-007-000	Assessable	370.24	370.24	50.0	L 15 BLK 13
013-124-008-000	Assessable	370.24	370.24	50.0	LOT 14 BLK 13
013-124-017-000	Assessable	1,110.72	1,110.72	150.0	LOTS 11 12 13 BLK 13 & POR ALLEY WAY
013-124-018-000	Assessable	575.35	575.34	77.7	LOT 10 BLK 13 & POR CITY STREET & ALLEY WAY
013-250-032-000	Not Balloted	-	-	0.0	FR SEC 2 10 6
013-122-003-000	Assessable	195.11	195.10	26.35	FR L 7 BLK 4
013-122-004-000	Assessable	370.24	370.24	50.0	L 6 BLK 4
013-122-005-000	Assessable	370.24	370.24	50.0	LOT 5 BLK 4
013-122-009-000	Assessable	667.84	667.84	90.19	L 1 FR L 2 BLK 4
013-122-010-000	Assessable	444.29	444.28	60.0	L 3 FR 2 BLK 4 RSVLLE
013-122-011-000	Assessable	148.08	148.08	20.0	FR L 4 BLK 4 RSVLLE
013-122-012-000	Assessable	222.13	222.12	30.0	FR L 4 BLK 4 RSVL
013-151-004-000	Assessable	740.48	740.48	100.0	POR L 7 & 8 BLK 6
013-152-012-000	Assessable	370.24	370.24	50.0	L 11 BLK 10
013-152-017-000	Assessable	740.48	740.48	100.0	PAR A PMOR 21 141
013-153-013-000	Assessable	1,073.69	1,073.68	145.0	FR L 10 L 11 12 BLK 11
013-153-014-000	Assessable	436.87	436.86	59.0	LOT 9 FR 10 BLK 11
013-153-019-000	Assessable	553.81	553.80	74.79	LOT 13 FR LOT 14 BLK 11
013-153-023-000	Assessable	927.16	927.16	125.21	PAR A & B PMOR 1 1
013-161-001-000	Assessable	481.32	481.32	65.0	FR L 9 10 BLK 8
013-161-002-000	Assessable	666.43	666.42	90.0	FR LOT 10 11 BLK 8
013-162-001-000	Assessable	2,961.95	2,961.94	400.0	BLK 9 ROSEVILLE
013-092-005-510	Assessable	185.11	185.10	25.0	FR L 5 BLK 2
013-092-005-520	Assessable	185.11	185.10	25.0	FR L 5 BLK 2
013-123-021-000	Assessable	538.69	538.68	72.75	PAR 1 PMOR 32-99
013-123-024-000	Assessable	1,078.81	1,078.80	145.69	1.1 AC PAR 3 PMOR 32-99
013-123-026-000	Assessable	527.67	527.66	71.26	PAR 2 PMOR 32-99
013-250-033-000	Not Balloted	-	-	0.0	53.6 AC FR SEC 2 10 6 SBE # 872-31-2Y PAR 57

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2020/21 Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
013-250-034-000	Not Balloted	-	-	0.0	FR SEC 2 10 6 SBE # 872-31-2Y PAR 58 MRO
013-152-021-000	Assessable	1,851.21	1,851.20	250.0	LOTS 12-16 BLK 10 ROSEVILLE ORIGINAL TOWN MOR C-33
013-091-010-000	Assessable	1,614.26	1,614.26	218.0	LOTS 4, 5, 6&7&POR 8 & CITY ST BLK3 TOWN OF RSVL

Summary Fields	Value
ACTIVE PARCELS	63
LEVIED PARCELS	60
MAXIMUM ASSESSMENT	39,769.37
CHARGE	39,769.18
FRONT FEET	5,370.76

RESOLUTION NO. 20-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Vernon Street Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 20-184

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 20-185

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2020/2021

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Vernon Street Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Vernon Street Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 20-185

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2020.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



COUNCIL COMMUNICATION

CC #: 0765

File #: 0400-04-18-1 & 0400-04-18-2 & 0400-06

Title: Campus Oaks Master Plan - General Plan Amendment, Rezone, and Development Agreement Amendment - PL18-0192
Contact: Shelby Vockel 916-746-1347 svockel@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 10.3.

RECOMMENDATION TO COUNCIL

At the April 23, 2020 Planning Commission hearing, the Planning Commission recommended that the City Council take the following actions:

- A. Consider the Fourth Addendum to the Hewlett Packard Environmental Impact Report;
- B. Adopt a resolution approving the amendment to the General Plan text and land use;
- C. Adopt the two (2) findings of fact and introduce for first reading an ordinance rezoning the subject properties; and
- D. Consider the five (5) findings of fact and introduce for first reading an ordinance approving the Ninth Amendment to the Hewlett Packard Master Plan Development Agreement.

BACKGROUND

This Council Communication provides a summary evaluation of the project and a summary of the April 23, 2020 Planning Commission hearing. More detailed background and evaluation is provided in the Planning Commission staff report, included as Attachment 1.

Background

The Planning Commission heard the proposed project on April 23, 2020 and, following consideration of the Addendum to the Hewlett Packard Master Plan Environmental Impact Report (EIR), recommended that the City Council approve the General Plan Amendment, Rezone, and Development Agreement Amendment (DAA). Additionally, the Planning Commission approved the Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, contingent upon City Council approval of the legislative entitlements.

Project Description

The current request is for a General Plan Amendment, Rezone, and a Development Agreement Amendment to support the proposed Campus Oaks Amendment project, which would modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots.

General Plan Amendment and Rezone: The project includes a General Plan Amendment and

Rezone to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. The land use amendments and rezones reflect a reallocation of units and change in densities. The Master Plan area will retain the same number of units overall, and park and open space acreage will increase.

Development Agreement Amendment: The proposed project includes an amendment to the HP Master Plan Development Agreement (DA). The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The HP Master Plan DA term lasts until December 31, 2045. The proposed amendment to the HP Master Plan DA is the 9th amendment, and is attached as Exhibit D.

The changes to the DA include an update to reflect the requested entitlements, revisions to timing for the construction of city-wide park improvements, and revisions to timing for the construction of frontage improvements. The DAA amends Section 3.2.2 of the HP Master Plan DA, which pertains to the construction of the city-wide park improvements on Parcels HP-2 and CO-64. The revised language moves Parcel CO-4 from Phase A of the development of Campus Oaks to Phase B. This allows for the modification of Section 3.2.2.D to change the triggers associated with approving a park master plan and the commencement of construction for the city-wide park. The 132 residential units included in Parcel CO-4 will be added to the triggers, resulting in the requirement for a park master plan for HP-2/CO-64 being approved prior to the issuance of a building permit for the 207th residential unit in Phase B and C, rather than the 75th unit. The trigger for the commencement of construction of the HP-2/CO-64 park will be required prior to the issuance of a building permit for the 282nd residential unit rather than the 150th unit.

Additionally, the DAA amends the timing for the construction of improvements on Blue Oaks Boulevard. The original language states that the improvements to Blue Oaks Boulevard, including curb, gutter, remaining asphalt, and median landscaping, shall be completed within three (3) years from one of the following activities: the sale of bonds by the first infrastructure CFD; the landowner receiving a building permit for a building within 300 feet of the southerly right of way for Blue Oaks Boulevard; or the completion of any roadway connection to Blue Oaks Boulevard whichever occurs first. The proposed amendment would update the timing to four and one-half (4 1/2) years to reflect the current timing for construction of the landscaping improvements, and ensure that the improvements will be completed consistent with the DA. Landscape work within the Blue Oaks Boulevard median began mid-April 2020 and is expected to be complete by late fall.

Summary of Planning Commission Hearing

On April 23, 2020, the Planning Commission heard the proposed Campus Oaks Amendment project. No public comments were received prior to or during the Commission hearing. While considering the project, the Commission focused on two issues, the timing of the Blue Oaks Boulevard median landscaping and the interface between the proposed residential subdivision and the Campus Oaks Apartments.

The Commission discussed the fact that the terms in the existing DA required the Blue Oaks Boulevard median landscaping to have been completed by May 2019 and that the DA was in default of this provision. The Commission directed staff to ask the City Council to strongly encourage that the median landscape work be completed by the revised deadline of November 2020 and to enforce the default provisions of the DA if the work was not completed by this time.

The Commission's discussion regarding the interface of the proposed residential subdivision and

the Campus Oaks Apartments centered on the appropriate material to separate the two projects. Staff had proposed conditions requiring the construction of an enhanced, capped wood fence with pilasters, per the standards outlined in the Campus Oaks Design Guidelines. The Commission debated the merits of an enhanced wood fence versus a masonry wall and a majority of the Commission ultimately supported the following modifications/additions to the conditions of approval:

- A revised MPP Stage 1 Modification Condition #5, requiring the construction of a masonry wall between parcels CO-6, CO-12, and CO-23;
- A new MPP Stage 1 Modification Condition #6, requiring that maintenance of the wall shall be the responsibility of the property owners on parcels CO-6 and CO-12; and
- An additional subsection of Small Lot Tentative Subdivision Map Condition #48, stating that the CC&Rs for the subdivision shall specify that the maintenance of the wall shall be the responsibility of the property owners on parcels CO-6 and CO-12.

Following the discussion and consideration of the revised conditions, the Planning Commission took action (6 Yes – 0 No) and considered the Addendum to the Hewlett Packard Master Plan EIR; approved the MPP Stage 1 Modification, MPP Stage 2, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map, with the revised and added conditions; and recommended that the City Council approve the requested General Plan Amendment, Rezone, and Development Agreement Amendment.

Public Outreach

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations, and public notices of the Planning Commission hearing and City Council hearing were distributed to all property owners and residents within 300 feet of the project site. No comments were received prior to or during the Planning Commission hearing. At the time this Council Communication was prepared, no comments had been received in response to the City Council hearing notice.

FISCAL IMPACT

Development of the project will generate construction jobs, resulting in a short-term, positive fiscal impact.

ENVIRONMENTAL REVIEW

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) has been prepared for the Campus Oaks Amendment project (File # PL18-0192) consistent with California Environmental Quality Act (CEQA) Section 15164. The City Council will consider the Addendum prior to taking action on the project. The Addendum and all appendices are included in Exhibit A for consideration by the City Council.

Respectfully Submitted,

Shelby Vockel, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - April 23, 2020 Planning Commission Staff Report and Attachments

Attachment 2 - April 23, 2020 Planning Commission Memorandum

Exhibit A - Fourth Addendum to the Hewlett- Packard Master Plan EIR

Resolution No. 20-168

Exhibit B - General Plan Amendment

Ordinance - Rezone

Exhibit C - Rezone

Ordinance - Development Agreement Amendment

Exhibit D - 9th Amendment to Hewlett-Packard Master Plan Development Agreement



Planning Division Staff Report
Planning Commission Meeting

April 23, 2020

Prepared by: Shelby Vockel, Associate Planner

ITEM 6.2: **General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment – 6300 Campus Pw. – Campus Oaks Amendment– PL18-0192**

REQUEST

The applicant requests approval of a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Campus Oaks Master Plan to reflect the proposed land use changes. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. A Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. A Large Lot Tentative Subdivision Map is requested to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. A Small Lot Tentative Subdivision Map is requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.

Applicant/Owner – Stephen Des Jardins, BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- D. Recommend the City Council approve the Development Agreement Amendment,
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage One Modification subject to five (5) conditions of approval.
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to fifty-one (51) conditions of approval.
- G. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to twenty-two (22) conditions of approval.
- H. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty-four (64) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The proposed project is located on Parcels CO-1, 2, 6, 7, 12, a portion of 14, 24a, 24b, 61, 63, 64, and 65 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The Master Plan, adopted in 2015 (File #PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (File # PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan.

The total area affected by the proposed project is approximately 48.91 acres and is located to the south of Crimson Ridge Drive and the Campus Oaks Apartments. Figure 1 identifies the subject parcels within the Master Plan area, and Figure 2 shows an aerial view of the project site.

The Master Plan is in the early stages of buildout, with portions currently under construction. Most of the Master Plan area has been rough graded and internal collector streets have been constructed. The Planning Commission approved a Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit for a 132 small-lot residential development on parcels CO-4, CO-5, and CO-15 on September 27, 2018 (PL18-0147). A new commercial development on parcels CO-21, CO-31, CO-41, and CO-42, was approved on December 5, 2018 by City Council (PL18-0080). Another Tentative Subdivision Map, located on Parcels CO-11, 13, 14, and 16, was approved by the Planning Commission on January 10, 2019 (PL18-0175). The first phase of development for Parcel CO-12 (File # PL19-0177, CO-12 Phase 1) was a 15-lot tentative subdivision map approved by the Planning Commission on August 8, 2019.

Project Description

The current application is a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR.

Figure 1: Project Site within Master Plan Area

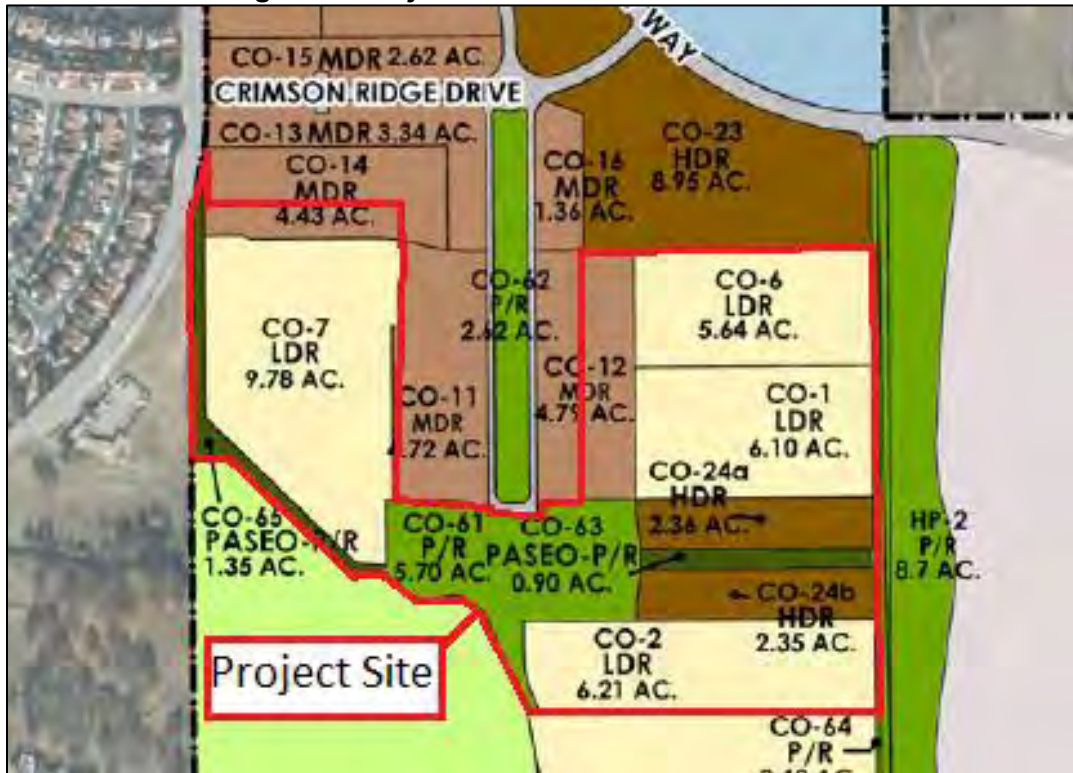


Figure 2: 2019 Aerial of Project Site



The Master Plan was adopted as a Major Project Permit (MPP) in 2015, and any amendments to the Master Plan are analyzed through the MPP process. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Master Plan to reflect the proposed land use changes. The project will maintain an overall unit count of 948 residential units. Low Density units will increase from 230 units to 233 units, Medium Density units will increase from 260 units to 319 units, and High Density units will decrease from 458 units to 396 units. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. The MPP Stage 1 Mod will also update the Master Plan land use tables to reflect recent Administrative Density Transfer approvals on Parcel CO-4, 11, 12, 13, 14, and 16. Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. The land use modifications are reflected in Table 1. The proposed land use amendments are shown in **bold** and the existing land use is shown in ~~strike-out~~.

Table 1 – Campus Oaks Land Use Amendments

Parcel	Land Use	Zoning	Gross Acres	Allocated Units (per last GPA)	Density (du/ac)
CO-4	LDR	RS/DS	6.10 ac	36	5.9
CO-2	LDR	RS/DS	6.21 ac 9.52 ac	36 59	5.8 6.2
CO-6	LDR MDR	RS/DS	5.27 ac 10.40 ac	36 86	6.4 8.3
CO-7	LDR	RS/DS	9.78 ac 10.33 ac	58 70	5.9 6.26
CO-12	MDR LDR	RS/DS	4.79 ac 6.26 ac	34 42	7.1 6.7
CO-14 (portion)	MDR	RS/DS	1.68 ac (of 4.43 ac)	34	7.7
CO-24a	HDR	R3/DS	2.36 ac	34	13.1
CO-24b	HDR	R3/DS	2.35 ac	34	13.2
CO-61	PR	PR	5.70 ac 6.27 ac		
CO-63	PR	PR (Paseo)	0.9 ac 0.94 ac		
CO-64	PR	PR	2.46 ac 2.46 ac		
CO-65	PR	PR (Paseo)	1.35 ac 2.73 ac		
Total			48.91 ac (amendment area)	296 257 (amendment area)	
			375.73 ac in Master Plan	948 total in Master Plan	

Several large lot parcels are proposed to either combined or adjusted as part of the proposed project.

- Parcel CO-1, a 6.1 acre LDR parcel, will be combined with 5.27-acre LDR Parcel CO-6. The resultant parcel, identified as CO-6, is 10.40 acres and the revised land use is MDR.
- MDR Parcel CO-12 will increase in size from 4.74 acres to 6.26 acres by moving the boundary with resultant Parcel CO-1 to the east. CO-12 will be modified to a LDR land use designation.
- A 1.68-acre portion of Parcel CO-14, previously left as a remainder as part of prior project PL18-0175, is combined with 9.78 acre LDR Parcel CO-7. The resultant parcel is 10.33-acre LDR Parcel CO-7.
- PR Parcel CO-65 will increase from 1.32 acres to 2.73 acres, taking acreage from Parcel CO-7.
- PR Parcel CO-61 will be reconfigured in shape and will increase from 5.70 acres to 6.27 acres.
- PR Parcel CO-63 will be relocated to be adjacent to the southern boundary of resultant Parcel CO-6 and increase in size from 0.9 acres to 0.94 acres.
- HDR Parcels CO-24a (2.36 acres) and CO-24b (2.35 acres) will be combined with LDR Parcel CO-2. The resultant parcel, identified as CO-2, will be 9.52 acres and the land use will be revised to LDR. PR Parcel CO-63 will be relocated to the north of resultant Parcel CO-2.
- PR Parcel CO-64 will increase in size from 2.41 acres to 2.46 acres. The shape will be adjusted to connect with the eastern boundary of PR Parcel CO-63.

In addition, the project proposes a Large Lot Tentative Subdivision Map to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. These large lots, as discussed above, will reflect the proposed land use and zoning boundaries. A Small Lot Tentative Subdivision Map is also requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots.

The project proposes a Development Agreement Amendment to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan. The proposed ninth (9th) amendment will reflect the proposed land use entitlements, revised phasing for park construction, and revised timing for landscape median installation.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

The project includes a General Plan Amendment and Rezone for 48.91 acres of land within the project area. Proposed amendments to the General Plan are analyzed for consistency with the goals and policies

of the General Plan. Zoning Ordinance Section 19.86.050 specifies that the recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The following section discusses the proposed project changes to the existing land use designations, and how the changes meet the intent of the General Plan and the findings for a Rezone.

The land use plan for Campus Oaks was originally approved in 2015 with the adoption of the Master Plan, and amended in 2016 with the first General Plan Amendment (File # PL16-0153). As shown in Table 1 and described in the background section of the report, the proposed amendment would rearrange land uses and densities within the Master Plan, but maintain the overall number of units. The proposed changes in land use and zoning designations remain consistent with the overall intent and character of the Master Plan.

Residential

The project proposes to increase the number of Low Density units from 230 to 233, and the overall acreage of LDR land will decrease from 44.26 acres to 42.64 acres. Medium Density units will increase from 260 to 319, an increase of 59 units, and the MDR land area will increase from 33.01 acres to 36.01 acres. The project will effectively swap the previously approved locations of many LDR homes, moving the MDR units (previously located on Parcel CO-12) to resultant Parcel CO-6 along the eastern edge of the Plan area, and the LDR units from prior parcel CO-6 and CO-1 to revised Parcel CO-12 adjacent to Campus Pw. and the park couplet. This allows for diversity in housing product along Campus Pw., as was approved by the Planning Commission on August 8, 2019 with prior application PL19-0177. Additionally, Parcel CO-2 will increase in size but generally maintain the same location within the plan area. Parcel CO-7, which is on the west side of the will increase in size by absorbing a portion of CO-14 to the north, while increasing the area of landscape Parcel CO-65 to the west and south.

The project proposes a reduction from 458 HDR units to 396, with HDR land acreage reduced from 22.06 acres to 17.84 acres. Two HDR parcels, previously identified as CO-24a and CO-24b, are eliminated as a part of the proposed project. Both parcels were approximately 2.35 acres in size, resulting in an overall reduction of HDR land by 4.7 acres. In the previous illustrative plan within the Master Plan, compact, single-family residential units, at a density of approximately 13.1 dwelling units per acre, were envisioned on Parcels CO-24a and CO-24b. Elimination of this HDR land use designation accounts for the loss of 62 total high density units within the Master Plan; however, it is noted that the density of these HDR parcels was 0.1 dwelling units per acre above the minimum threshold for the HDR land use designation, and while the project does technically constitute a change in land use type, the overall character of the housing product would remain consistent with the previously approved plan. Instead, 59 of the 62 units that were located on Parcels CO-24a and CO-24b will be accommodated on MDR Parcel CO-6, resulting in an overall density of 10.40 dwelling units per acre on that parcel.

Parks and Open Space

The project proposes an increase in the amount of park acreage within the Master Plan, as well as minor adjustments to the locations of the Parks and Recreation parcels within the plan area. The overall acreage of Parks and Recreation land use will increase from 10.33 acres to 12.4 acres within the project area. Parcel CO-65, which is located adjacent to CO-7 and will contain a future bike trail, increases in size as a result of the project. Additionally, Parcel CO-61 increases in size, and the paseo that connects CO-61 to Blue Dog Drive (CO-63) is relocated to align with the northern boundary of CO-61. Overall the parks

and open space parcels adjustments are due to refinements (now that a tentative subdivision map, rather than a conceptual plan, is proposed) to the land use, but the overall pattern remains consistent with the original approval.

The land use amendments and rezones reflect a reallocation of units and change in densities, and the Master Plan area retains the same number of units overall, and park and open space acreage increases. The project will not be detrimental to the public health, safety, or welfare, and the modifications are consistent with the General Plan and the Master Plan.

EVALUATION: MAJOR PROJECT PERMIT

The intent of the Major Project Permit (MPP) process is to streamline the review of large development projects that could be constructed over a period of several years. The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each stage:

- Stage 1: This portion of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and parking circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.
- Stage 2: This portion of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.
- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO Master Plan was approved through the MPP Stage 1 process. Development of the individual parcels within the master plan area will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

Major Project Permit Stage 1 Modification

Section 19.82.030 of the Zoning Ordinance includes two findings of fact to approve a Major Project Permit Stage 1. The findings are below in ***bold, italicized*** text and followed by an evaluation.

- 1. The Preliminary Development Plan is consistent with the General Plan, the HP Campus Oaks Master Plan, and the Community Design Guidelines; and***
- 2. The design and installation of the Preliminary Development Plan will not be detrimental to the public health and safety, or materially detrimental to the public welfare.***

As described in the Background section of this report, development of the project area is guided by the Master Plan. A MPP Stage 1 Mod is requested to amend the overall Master Plan to reflect the previously described land use changes. The proposed redlined modifications to the Master Plan are shown in Exhibit K. The proposed modifications will adjust tables, figures, and text based on the land use modifications proposed by the current project. Additionally, the updated Master Plan will reflect recent

administrative density transfers that were completed with the approval of entitlements for Parcels CO-4, 11, 12, 13, 14, and 16.

MPP Stage 1 Condition #5 will require that capped wood fencing, consistent with the Campus Oaks Design Standards and Guidelines 3-54 through 3-57 will be installed along the norther boundary of Parcels CO-6 and CO-12, adjacent to the property line of Parcel CO-23.

The project as proposed is substantially consistent with the intent and character of the Master Plan, and the changes are consistent with the General Plan. The project has been reviewed by City departments and divisions, and no adverse impacts from the proposed modifications have been identified that would be materially detrimental to public health, safety, or welfare. Therefore, staff supports the proposed MPP Stage 1 Modification.

Major Project Permit Stage 2

The MPP Stage 2 includes review of the design for the proposed subdivision. Parcel CO-6 proposes medium density residential development, and Parcels CO-2, CO-7, and CO-12 will all be low density residential development. Staff evaluated the project to establish consistency with the Master Plan and the Campus Oaks Design Guidelines.

Section 19.82.030 of the Zoning Ordinance includes two findings of fact to approve a Major Project Permit Stage 2. The findings are below in ***bold, italicized*** text and followed by an evaluation.

- 1. The architecture and landscaping is consistent with the General Plan, HP Campus Oaks Master Plan, the Community Design Guidelines, and the MPP Stage 1; and***
- 2. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

Elevations for CO-6

The proposed elevations for Parcels CO-6 have three floorplans, identified as the “Spanish”, “Italianate”, and “Farmhouse” styles. The floorplans are all two stories in height, and range in size from 2,017 square feet to 2,455 square feet. All floor plans have four bedrooms, with additional options for lofts or bonus rooms. Additionally, the units each have two car garages, meeting the minimum parking requirement of two parking spaces per unit.

The elevation styles utilize a variety of construction materials, such as board and batten siding, stucco, brick or stone veneer, as well as mixed roof forms to maintain visual interest within the subdivision. The front elevations provide variety in wall plane, and include porches which create dimension in the front elevation. The proposed elevations conform to the Campus Oaks Design Standards and Guidelines, as well as the Community Design Guidelines in that the homes will provide a mix of colors and materials, including wall plane and roofline variation, and in general provide for an engaging and active streetscape.

The Campus Oaks Design Standards and Guidelines Sections 3 and 4 include a plant list and design concepts for streets within the plan area, and requires that accent trees be selected from the Campus Oaks Recommended Plant list. The ultimate plant selection and layout will be reviewed for consistency with the Master Plan during improvement plan review. MPP Stage 2 Condition #11 will ensure that the landscape plan and plant selection is consistent with Sections 3 and 4 prior to being approved

The project has been designed to use a variety of materials, colors, and building forms, and the proposed subdivision is consistent with the General Plan, Community Design Guidelines, and Master Plan.

EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The proposed Large Lot Tentative Subdivision Map merges and resubdivides existing large lot parcels within the Master Plan and creates four lots (Lots 1-4), Lots A and B (park parcels) and remainder Lot 5 for the future development of Parcel CO-3. These proposed parcels in the southern portion of the Master Plan area are intended to coincide with the proposed land use changes, as described in the General Plan Amendment and Rezone section of this report and as found in Exhibit D.

The majority of the improvements for the Large Lot Tentative Subdivision Map are captured in the analysis for the proposed small lot map, which includes the phased development of 242 residential lots, as well as Lots A-D and right-of-way lots. The large lots are designed to be consistent with the proposed land use boundaries for the General Plan designations, and will allow for the logical development of the small lot map. Therefore, the large lot map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation, and open space systems, applicable policies and standard of the General Plan and Master Plan, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in a significant increase in demands for sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

4. EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.**

The Tentative Subdivision Map, which would allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7 (Phase A), 27 lots on Parcel CO-12 (Phase B), 86 lots on Parcel CO-6 (Phase C), and 59 lots on Parcel CO-2 (Phase D), as well as Lots A-D and right-of-way lots, is included as Exhibit E. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by relevant City departments and divisions and have been found to conform to City standards of the project will not result in a significant increase in demands for sewage services, and there will be no existing requirements established by the Regional Water Quality Control Board. An evaluation focusing on the design elements of the subdivision can be found below.

Parcel CO-2: Parcel CO-2 is approximately 9.52 acres in size located on the east side of the Master Plan, south of proposed Street “D”. Shown as Phase 6 in the Preliminary Phasing Plan (Exhibit H), the subdivision on CO-2 will include 59 low density lots. The single-family lots will be front loaded, and accessed via Street “F” and Blue Dog Drive. Two courts, Court “L” and Court “K”, are also proposed within the subdivision. Four lots (Lots 56-59) have rear yards which back up to the park parcel CO-61, nine lots (Lots 1-9) back up onto CO-64, and four lots (Lots 19, 20, 41, and 42) have a side yard adjacent to paseo lot CO-63. Consistent with the Campus Oaks Design Guidelines, these yards will have capped wood fences for any lot that is adjacent to the open space or park parcels. The proposed development standards for this subdivision include a 5,000 square foot minimum lot size (Exhibit J).

Parcel CO-6: Resultant Parcel CO-6 is approximately 10.40 acres in size, and proposed as a Medium Density Residential land use with RS/DS zoning. Parcel CO-6 is located to the west of Blue Dog Drive, on the eastern side of the Master Plan. The parcel has a unit allocation of 86 units and a density of 8.5 units per acre, and is identified as Phase 5 in the Preliminary Phasing Plan. All units in the subdivision will be front loaded. Two street entrances enter the subdivision from Blue Dog Drive, with one driveway off of Street “C”. According to the development standards for Parcel CO-6, minimum lot sizes of approximately 3,600 square feet are proposed.

Parcel CO-7: Parcel CO-7, identified as Phase 4, is located on the west side of the Master Plan, south of Crimson Ridge Way. The resultant Parcel CO-7, which incorporates a remainder parcel from a previously approved project on CO-14, is approximately 10.33 acres in size. The density is proposed at 6.7 dwelling units per acre, with 70 low density, single-family residential lots proposed within this large lot parcel. The parcels within CO-7 will be front loaded. Access to the subdivision will be provided from the north from Street “A”, from the east via Street “C”, and from the south via Street “D”. Courts “E” and “D” terminate on the western edge of the subdivision, and include access points to the future bike trail along Woodcreek Oaks Bl. and along the western and southern edges of the subdivision.

Parcel CO-12: Parcel CO-12 is located to the east of Campus Pw. Phase 1 of CO-12 was subdivided into 15 lots as part of prior application File # PL19-0177 in 2019. The remainder of Parcel CO-12 will be subdivided into 27 lots, resulting in an overall density of 6.26 dwelling units per acre for CO-12. The minimum parcel size for CO-12 per the proposed development standards is 4,300 square feet. Access to the subdivision is provided off of Streets “D” and “G”, terminating in a cul-de-sac.

Open Space: Consistent with the existing Master Plan, the subdivision includes an open space circulation system that provides pedestrian connection throughout the entire plan area. Parcel CO-65 includes a bike trail which will be constructed concurrently with parcel CO-7, and connects to future park parcel CO-61. A paseo parcel, CO-63, connects on the east side of CO-61 and provides access to a linear park area, CO-64 and HP-2, on the far east side of the Master Plan area. The large park, CO-61, provides access to the park couplet area on CO-62.

Conclusion: The Small Lot Tentative Subdivision Map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration and open space systems, applicable policies and standards of the General Plan and the Master Plan, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in a significant increase in demands for sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.**
- 2. Consistency with the City of Roseville Zoning Ordinance.**
- 3. Conformity with the needs of public health, safety, and welfare.**
- 4. The effect of the orderly development of property or the preservation of property values.**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.**

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The HP Master Plan DA term lasts until December 31, 2045. The DA outlines requirements and provides the details for responsibility, timing, and financing. The proposed amendment to the HP Master Plan DA is the 9th amendment, and is attached as Exhibit L.

The changes to the DA include an update to reflect the requested entitlements, revisions to timing for the construction of city-wide park improvements, and revisions to timing for the construction of frontage improvements. The DAA amends Section 3.2.2 of the HP Master Plan DA, which pertains to the construction of the city-wide park improvements on Parcels HP-2 and CO-64. The revised language moves Parcel CO-4 from Phase A of the development of Campus Oaks to Phase B. This allows for the modification of Section 3.2.2.D to change the triggers associated with approving a park master plan and the commencement of construction for the city-wide park. The 132 residential units included in Parcel CO-4 will be added to the triggers, resulting in the requirement for a park master plan for HP-2/CO-64 being approved prior to the issuance of a building permit for the 207th residential unit in Phase B and C, rather than the 75th unit. The trigger for the commencement of construction of the HP-2/CO-64 park will be required prior to the issuance of a building permit for the 282nd residential unit rather than the 150th unit.

Additionally, the DAA amends the timing for the construction of improvements on Blue Oaks Boulevard. The original language states that the improvements to Blue Oaks Boulevard, including curb, gutter, remaining asphalt, and median landscaping, shall be completed within three (3) years from one of the

following activities: the sale of bonds by the first infrastructure CFD; the landowner receiving a building permit for a building within 300 feet of the southerly right of way for Blue Oaks Boulevard; or the completion of any roadway connection to Blue Oaks Boulevard whichever occurs first. The proposed amendment would update the timing to four and one-half (4 1/2) years allow the landowner to update the DA to reflect the current timing for construction of the landscaping improvements, and ensure that the improvements will be completed consistent with the DA. It is expected the landscape work within the Blue Oaks median will begin this summer and be completed by the late fall.

Having reviewed the proposed DA Amendments, City staff concludes the proposal is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan; is consistent with the City of Roseville Zoning Ordinance; conforms with the needs of public health, safety, and welfare; will not have detrimental effects on the orderly development of property or the preservation of property values; and will provide sufficient benefit to the City to justify entering into the amended agreement.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 13, 2020 for the March 26, 2020 Planning Commission meeting; however, that meeting was subsequently canceled. A new public hearing notice was published for the April 23, 2020 Planning Commission hearing, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and the overall intent of the General Plan and the Master Plan. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) has been prepared for the Campus Oaks Amendment project (File # PL18-0192) consistent with California Environmental Quality Act (CEQA) Section 15164. The Planning Commission and City Council will consider the Addendum prior to taking action on the project. The Addendum and all appendices are included as Attachment 1.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report,
- B. Recommend the City Council approve the **General Plan Text and Land Use Amendment -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192,**
- C. Recommend the City Council adopt the two (2) findings of fact and approve the **Rezone -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192,**
- D. Recommend the City Council approve the **Development Agreement Amendment -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192,**

- E. Adopt the two (2) findings of fact as stated in the staff report and approve the **Major Project Permit Stage One Modification -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to five (5) conditions of approval.
- F. Adopt the two (2) findings of fact as stated in the staff report and approve the **Major Project Permit Stage Two -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to fifty-one (51) conditions of approval.
- G. Adopt the two (2) findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to twenty-two (22) conditions of approval.
- H. Adopt the two (2) findings of fact as stated in the staff report and approve the **Small Lot Tentative Subdivision Map -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to sixty-four (64) conditions of approval.

CONDITIONS OF APPROVAL FOR MPP STAGE ONE MODIFICATION FILE #PL18-0192

- 1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 26, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **March 26, 2022**. (Planning)
- 2. The project is approved as shown in Exhibits A-L and as conditioned or modified below. (Planning)
- 3. The project is subject to the previously approved conditions of approval for the Campus Oaks Major Project Permit Stage 1 (File #PL14-0373), except as conditioned or modified below. (Planning)
- 4. The project shall comply with all required environmental mitigation identified in the HPCO Environmental Impact Report. (Planning)
- 5. Capped wood fencing shall be installed along the northern property line of Parcels CO-6 and 12, adjacent to Parcel CO-23 and shall be designed as follows:
 - a) Capped wood fences shall typically be constructed 6' to 7'-high, and include an infill board design with a solid base and architectural cap. Bottom, waistline, and cap rails should be a minimum 1"x4" (6 foot span) or 1"x6" (8 foot span).
 - b) Capped wood fences shall be of redwood construction and have a consistent design appearance on each side.
 - c) Capped wood fencing shall include pilasters at strategic locations including terminuses, neighborhood vehicular and pedestrian entrances and at angle points or changes in direction. Pilasters should be finished with stone or other textured surface, with caps or other articulation to add architectural interest and shadow lines.

CONDITIONS OF APPROVAL FOR MPP STAGE TWO FILE #PL18-0192

- 1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **March 26, 2020** and if not effectuated shall expire on **March 26, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, providing this approval does not extend the expiration beyond **March 26, 2023**. (Planning)
- 2. The project is approved as shown in Exhibits A-L and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the HPCO Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 6300 Campus Pw. (Business Services)
5. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineering. (Engineering)
7. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
8. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The project Landscaping Plans shall comply with the following:
 - a) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - c) The landscape plan shall comply with the Landscape Guidelines for Campus Oaks and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - d) Landscaping adjacent to open space areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
11. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling numbers. The Building Official,

or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

12. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
13. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
14. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be submitted with the second submittal of the Improvement Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
15. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
16. Per the Development Agreement, Phase A shall be responsible for design and construction of the Class I bike bath from Woodcreek Oaks Boulevard to Street D as shown on the Tentative Map. The trail shall include signs, striping, fencing, and gates as needed and to City standards. (Alternative Transportation)
17. The project shall be constructed sequentially per the approved phasing plan. The Developer may construct the phases out of order with approval from the Development Services Engineering Division to ensure appropriate infrastructure and access is in place for the phase to be constructed. (Engineering)
18. All streets shall be designed and constructed as a Minor residential street except as identified below:
 - a) Street C and Street E shall be constructed to the 54-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-10. The street structural section shall be designed to minor residential roadway standards.
 - b) Street D shall be constructed to the 58-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-9, from Campus Parkway to Street E. The street structural section shall be designed to primary residential roadway standards.
 - c) Campus Parkway shall be constructed to the Park Couplet road section as identified in the HP Campus Oaks Master Plan, Figure 3-8, from Crimson Ridge Drive to Street D. The street structural section shall be designed to primary residential roadway standards. (Engineering)
19. All storm drainage, including roof drains, shall be collected on-site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All stormwater shall be routed to

the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines the area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

20. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, and placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the improvement plan, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
21. Site distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
22. The applicant shall remove and reconstruct any damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
23. Improvement plan shall show the Open Space boundary and label it as a protected area. The pre-construction meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
24. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
25. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable fencing or other improvement shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
26. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for the Campus Oaks Amendment, to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

28. Prior to the issuance of a grading permit and or approval of Improvement Plans, the grading plan shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including the adjoining public right-of-way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer, and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
31. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
32. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
33. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a) One (1) set of improvement plans
 - b) Load calculations
 - c) Electrical panel one-line drawings. (Electric)
34. This project shall be annexed into the Campus Oaks Public Services CFD for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
35. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANY PERMITS

36. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4') on all sides from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

37. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided in these conditions:

- a) A 12.5-foot-wide public utilities easement along all road frontages, or as identified on the tentative map.
- b) Water, sewer, and reclaimed water easements.
- c) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

38. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer, and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

39. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

40. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utility easements (PUEs) located along public roadways. (Engineering)

41. Water, sewer, and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

42. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

43. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

OTHER CONDITIONS OF APPROVAL

44. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)

45. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free conditions; dead plant material shall be replaced immediately. All trees shall be maintained

and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA).
(Planning)

46. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades, and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
47. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000-gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
48. If site survey or earth-moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department, immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
49. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City-approved improvement plans for the project. (PG&E)
50. The project is subject to the noise standards established by the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
51. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP FILE #PL18-0192

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Hewlett Packard Master Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All departments)

PRIOR TO RECORDATION OF THE FINAL MAP

6. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) A 12.5-foot-wide public utilities easement along all road frontages or as identified on the tentative map;
 - b) Water and sewer easements;

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

7. All existing easement shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
8. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
9. Lots A and B shall be dedicated as an Irrevocable Offer of Dedication (IOD) to the City for the purposes of Parks and Recreation. (Engineering)
10. The subject property shall be annexed into HP Campus Oaks CFDs 1, 2, 3 and 4 prior to approval of the Final Map. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
11. The Final Map shall include an irrevocable offer to dedicate (IOD) public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. A construction and access easement for the construction of the roadway and utilities shall be placed over all IOD's for right of way. This easement will be to the benefit of all lots. (Engineering)
12. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
13. The Final Map shall be submitted per "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

14. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
15. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lots/Parcels. (Environmental Utilities)
16. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

17. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
18. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
19. It is the responsibility of the developer to ensure that all electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
20. If site survey or earth-moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
21. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect, or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)
22. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE #PL18-0192

1. The approval of a Tentative Map and tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Development Services – Engineering Division for review and approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved, and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Hewlett Packard Master Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. Landscape plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. Prior to approval of the Improvement Plans, the project is required to install a post and cable fence around the perimeter of the proposed drainage basins for Parcel CO-61. (Planning, Engineering)
8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along with all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City's Grading Ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - d) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

12. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
13. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction, the applicant shall:
 - a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. Prior to approval of the Improvement Plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
15. A note shall be added to the grading plans that states;

*"Prior to the commencement of grading operations, the contractors shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
16. Per the Development Agreement, Phase A shall be responsible for design and construction of the Class 1 bike path from Woodcreek Oaks Boulevard to Street D as shown on the Tentative Map. The trail shall include signs, striping, fencing, and gates as needed and to City standards. (Alternative Transportation)
17. The project shall be constructed sequentially per the approved phasing plan. The Developer may construct the phases out of order with approval from the Development Services Engineering Division to ensure appropriate infrastructure and access is in place for the phase to be constructed. (Engineering)
18. All streets shall be designed and constructed as a minor residential street except as identified below:
 - a) Street C and Street E shall be constructed to the 54-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-10. The street structural section shall be designed to minor residential roadway standards.
 - b) Street D shall be constructed to the 58-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-9, from Campus Parkway to Street E. The street structural section shall be designed to primary residential roadway standards.

- c) Campus Parkway shall be constructed to the Park Couplet road section as identified in the HP Campus Oaks Master Plan, Figure 3-8, from Crimson Ridge Drive to Street D. The street structural section shall be designed to primary residential roadway standards. (Engineering)
19. The grading plans for the site shall be accompanied with a shed map that defines the area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
 20. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMPs) per the City's Storm Water Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Any drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to the site and all drainage facilities shall be designed to accommodate the tributary flow. If the subdivision becomes a private community, the storm drain system and proposed BMPs shall be privately owned and maintained by the Homeowner's Association (HOA). Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMPs. (Engineering)
 21. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
 22. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that the minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
 23. Improvement plans shall show the open space boundary and label it as a protected area. The Pre-Construction Meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction, the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
 24. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
 25. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
 26. Landscaping adjacent to the open space shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
 27. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number

(WDID#) provided to the applicant from the RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required on site and available for viewing by City inspection staff upon request. (Engineering)

28. Prior to issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right-of-way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
29. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
 - e) Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
30. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
31. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. Fire hydrants shall not be located at the end of any residential court. Preferred location would be on street corners and entry points to a subdivision. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 pounds residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. Fire hydrants shall not be placed behind vehicle parking stall not viewable from the public street. (Fire)
34. Testing of all fire systems shall be performed prior the sales office opening for business. (Fire)
35. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
36. If this project will be phased, the Fire Department requirements for access and circulation throughout shall be approved by the City for such proposal. Access roads shall comply in accordance with the California Fire Code, 2016, with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
37. The Fire Department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the Fire Department's standards for access. This designation access road shall also maintain 20 feet of unobstructed width, and 13 feet, 6 inches vertical clearance. These provisions will be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us, or contact the Fire and Life Safety Division of the City of Roseville Fire Department for more information. (Fire)
38. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
39. All Electric Department facilities, including street lights, where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
40. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
41. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching". (Electric)
42. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
43. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF THE FINAL MAP

44. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions;
 - a) A 12.5-foot-wide public utility easement along all road frontages, or as identified on the tentative map;

- b) Water and sewer easements; and
 - c) A public access easement over parcel CO-63 for the Class I Bikeway (Alternative Transportation, Engineering)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
46. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
47. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
48. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final Map. The CC&Rs shall include the following items:
- a) A clause prohibiting the amendment, revision, or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney, Planning)
49. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
50. Street names shall be approved by the City of Roseville. (Engineering)
51. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
52. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
53. The Final Map shall be submitted per "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
54. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

55. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created parcels. (Environmental Utilities)

56. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

57. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

58. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

59. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

60. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

61. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

62. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

63. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

64. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

Attachments

1. Original Conditions of Approval for MPP Stage 1

Exhibits

- A. Fourth Addendum to the Hewlett Packard Master Plan Environmental Impact Report
- B. General Plan Amendment Exhibit
- C. Rezone Exhibit
- D. Large Lot Tentative Subdivision Map
- E. Small Lot Tentative Subdivision Map
- F. Preliminary Grading Plans
- G. Preliminary Utility Plans
- H. Overall Preliminary Phasing Plan
- I. Architectural Elevations for CO-6
- J. Development Standards
- K. Campus Oaks Master Plan Change Pages
- L. 9th Amendment of the HP Master Plan Development Agreement

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

July 17, 2015

BBC Roseville Oaks, LLC
Attn: Stephen Des Jardins
130 Diamond Creek Pl
Roseville, CA 95747

Hewlett Packard
Attn: Frank Pedraza
8000 Foothills Bl
Roseville, CA 95747

Morton & Pitalo
Attn: Greg Bardini
75 Iron Point Cir., Ste. 120
Folsom, CA 95630

SUBJECT: Project Name – Hewlett Packard Campus Oaks Project
FILE #: **PL14-0373**
City Wide Job #: 150069

On **JULY 16, 2015**, the *Planning Commission* **RECOMMENDED APPROVAL** of a request for a **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS** for approximately 375 acres of land which includes 189 acres of undeveloped land proposed for a mixed used residential project, 45 acres of open space, and 140 acres of Hewlett Packard's existing property; and **APPROVED** the request for a **LARGE LOT TENTATIVE SUBDIVISION MAP** to create 28 lots and 8 lettered parcels for the project.

ADVISORY ACTION

The Planning Commission action on the **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS** is a recommendation and does not grant the applicant any entitlement. These items require action by the City Council. The City Council will consider these items at a later date.

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to record the final map, or else the **LARGE LOT TENTATIVE SUBDIVISION MAP** approval becomes null and void.

The expiration date of this request is **JULY 16, 2017**.

EXTENSION OF MAP

You may request that a map be extended for a period up to a maximum of six (6) years. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of map expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of JULY 16, 2015. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81).

CONDITIONS OF APPROVAL

1. The approval of this Large Lot Tentative Subdivision Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The future design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Hewlett Packard Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning, Engineering, Parks, Fire, Environmental Utilities)

6. Per Section 5.4 of the Hewlett Packard Campus Oaks Master Plan, additional Design Guidelines for the Campus Oaks project must be prepared by the property owner prior to processing the first project level planning entitlements (e.g. small lot tentative subdivision map, Design Review for Residential Subdivision, Design Review Permit) to address design standards that are not covered by the Master Plan document as well as streetscape landscaping. At a minimum, these items will be required to meet the City's Community Design Guidelines. (Planning)
7. One 71 inch oak tree is located on the property, a tree permit must be secured prior to any grading within the protected zone radius of this oak tree. (Planning)
8. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
9. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
10. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
11. Property owner shall submit a layout plan of well site showing how all well facilities will fit on site. (Environmental Utilities)
12. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
13. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

14. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
15. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
16. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
17. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
18. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
19. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL LARGE LOT MAP

20. Access easements shall be provided to all parcels. Access easements shall be sized to accommodate the construction needs necessary to provide City services to each benefitting parcel and shall include the right to construct on, over, and across any portion of the easement to the benefit of that certain parcel. Additionally, an irrevocable offer of dedication (IOD) for future public right-of-way shall be made to the City for the right-of-way width as shown on the Tentative Subdivision Map. The City shall accept the offer to dedicate right-of-way, upon the acceptance and approval of completed improvements, (Engineering)
21. All Parcels created for public use such as the well pump site, the fire station, parks, open space, and paseos shall be dedicated as irrevocable offers of dedication (IOD's) to the City. The City shall accept the offers of dedication either prior to the City development of the site or the City acceptance of the completion of the site and until the subdivider fulfills the terms of the Development Agreement for said Parcel. (Engineering, Parks, Environmental Utilities)
22. A note shall be included on the Final Large Lot Map indicating that where Low Density or Medium Density Residential uses are adjacent to arterial roadways and or collector roadways wherein landscaped corridors adjacent to such uses will be maintained in the CFD within the Campus Oaks Project, such landscape corridors shall be irrevocable offered for dedication as right-of-way with the Final Small Lot Maps. (Engineering)
23. A standard bus shelter turnout and pad shall be installed in the following locations:
 - a. Southbound HP Way south of Painted Desert (#293);
 - b. Northbound HP Way south of Painted Desert (#294);
 - c. Eastbound Blue Oaks Boulevard east of Woodcreek Oaks Boulevard (#283); and
 - d. Northbound Woodcreek Oaks Boulevard north of Crimson Ridge Drive (#284). (Engineering)

24. The applicant shall dedicate a separate easement to the City of Roseville for the future bus stops in the following locations:

- a. Southbound HP Way south of Painted Desert (#293);
- b. Northbound HP Way north of Painted Desert (#294);
- c. Eastbound Blue Oaks Boulevard east of Woodcreek Oaks Boulevard (#283); and
- d. Northbound Woodcreek Oaks Boulevard north of Crimson Ridge Drive (#284). (Engineering)

The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the county Recorder's Office. (Alternative Transportation, Engineering)

25. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

- a. Water and sewer easements.

26. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric)

27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

28. Lot/Parcel D and E shall be dedicated as an in fee to the City for the purposes of open space. (Engineering)

29. The street names shall be approved by the City of Roseville (Engineering, Planning)

30. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

31. The Final Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

32. Per the Development Agreement, the developer shall pay its fair share of transit and bikeway master plan fees in the total amount of \$3,500. (Engineering, Alternative Transportation)

33. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

OTHER CONDITIONS OF APPROVAL

34. The Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)

35. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails, storm water management BMP's, and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the

beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance)

36. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance)
37. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
38. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
39. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
40. Within 60-days of the recordation of the Large Lot Map or prior to the acceptance of the dedication of HP Way, whichever comes first, the Landowners of Lot 26 shall enter into a drainage maintenance agreement with the City to confirm Landowner's continued obligation to maintain such private drainage system serving the existing HP Way drainage system and to assign to the City a right of access necessary for the City to perform any and all required maintenance thereof, at Landowner's cost, in the event Landowner fails to adequately maintain such private drainage improvements. (Engineering)
41. Prior to additional building plan approval for new facility in excess of 20,000 square feet of construction upon either Lot 26 or Lot 27 a Flood Water Conservation Easement shall be dedicated to the City for that extent of the 100-year floodplain for the unnamed tributary to the South Branch of Pleasant Grove Creek that runs along the southern end of the site (referred to as the "HP Tributary"). The Landowner shall continue to be responsible for the maintenance of the floodplain with rights to the City to access and perform maintenance if needed at any time in the future. Landowner shall enter into a drainage maintenance agreement with the City to confirm Landowner's continued obligation to maintain such floodplain and to assign to the City a right of access necessary for the City to perform any and all required maintenance thereof, at Landowner's cost, in the event Landowner fails to adequately maintain such floodplain improvements. (Engineering)
42. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
43. Prior to approval of the CO-5 final small lot residential subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income housing (Housing)

44. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-21 (Housing)
45. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-22 (Housing)
46. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-23 (Housing)
47. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)
48. The landscape buffer as shown on the Tentative Subdivision Map for Lot 27 shall be 50 feet wide. (Planning)
49. The project shall comply with all applicable environmental mitigation measures identified in the Hewlett Packard Campus Oaks Master Plan Addendum and Mitigation and Monitoring Plan (Planning)
50. The Large Lot Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement, Master Plan Amendment and General Plan Amendment are approved by the City Council and become effective. (Planning)

NOTICE TO PROJECT APPLICANT

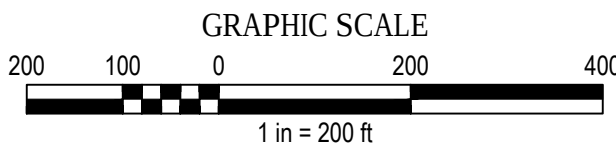
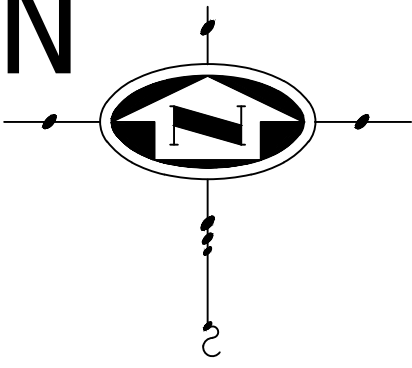
All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.

PC EXHIBIT A – Fourth Addendum to the Hewlett-Packard Master Plan Environmental Impact Report has been removed from **CC ATTACHMENT 1** to be considered as **CC EXHIBIT A**.



MASTER PLAN AMENDMENT

HEWLETT - PACKARD ROSEVILLE
CAMPUS OAKS MASTER PLAN
GENERAL PLAN AMENDMENT
FEBRUARY 4, 2020 - GPA#3



SITE ADDRESS:

1485 BLUE OAKS BLVD.
ROSEVILLE, CA 95747

OWNER:

BBC ROSEVILLE OAKS, LLC.
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95678
PHONE: (916) 786-8158

ENGINEERS

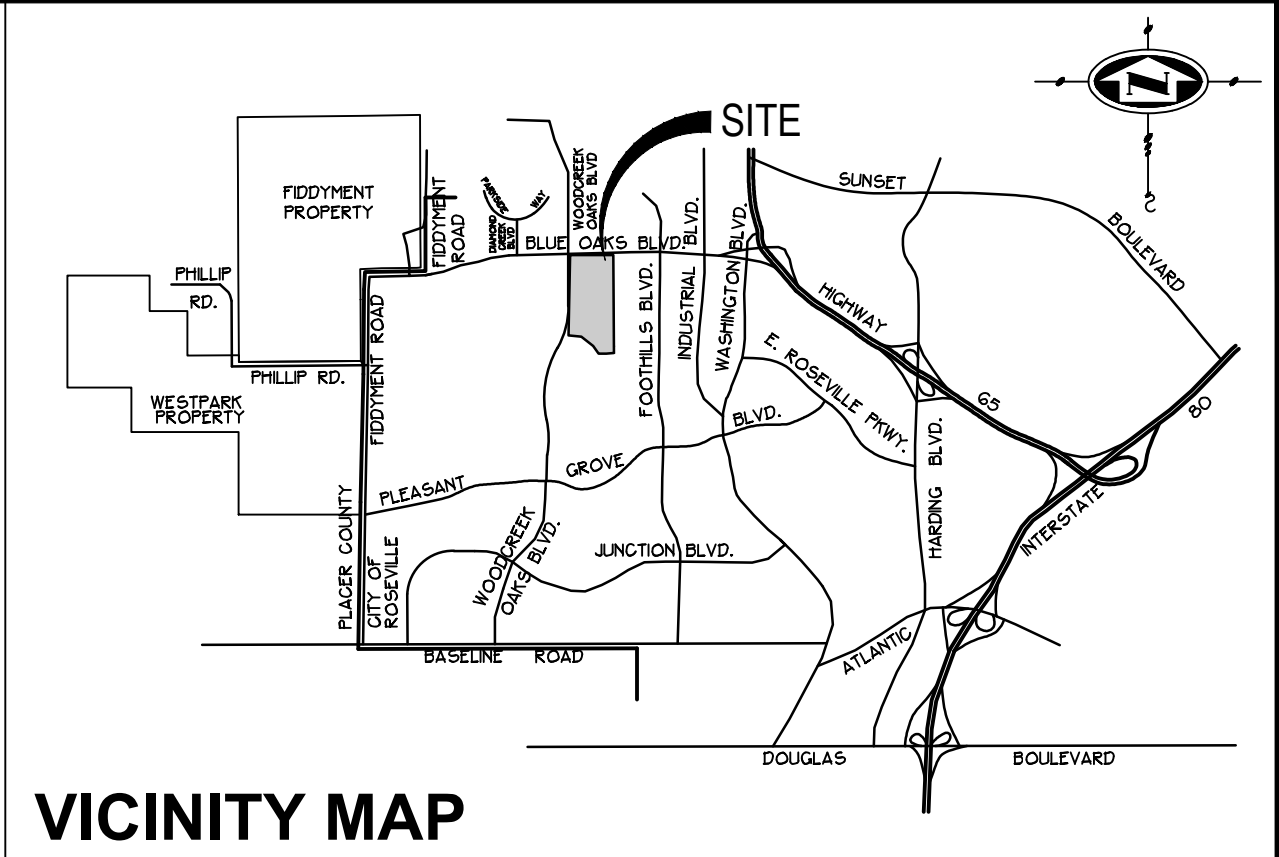
MORTON & PITALO, INC.
75 IRON POINT CIRCLE, STE 120
FOLSOM, CA 95630
PHONE: (916) 984-7621
CONTACTS: GREG BARDINI

APN

481-270-003, 004, 011, 012, 013, 014, 015, 016, 032, 043 & 045

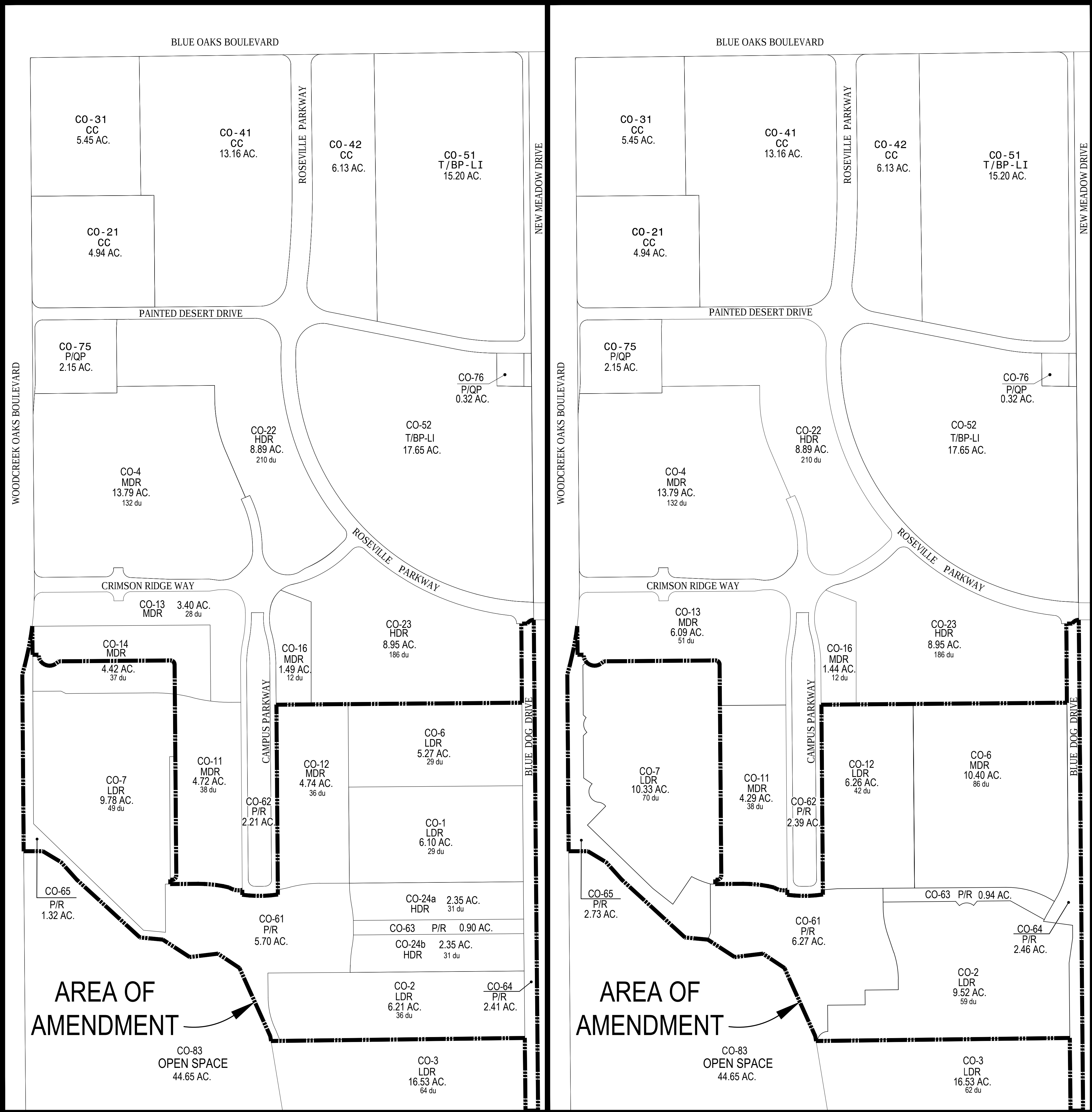
AREA

48.91 ± AC.



EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN



Legend

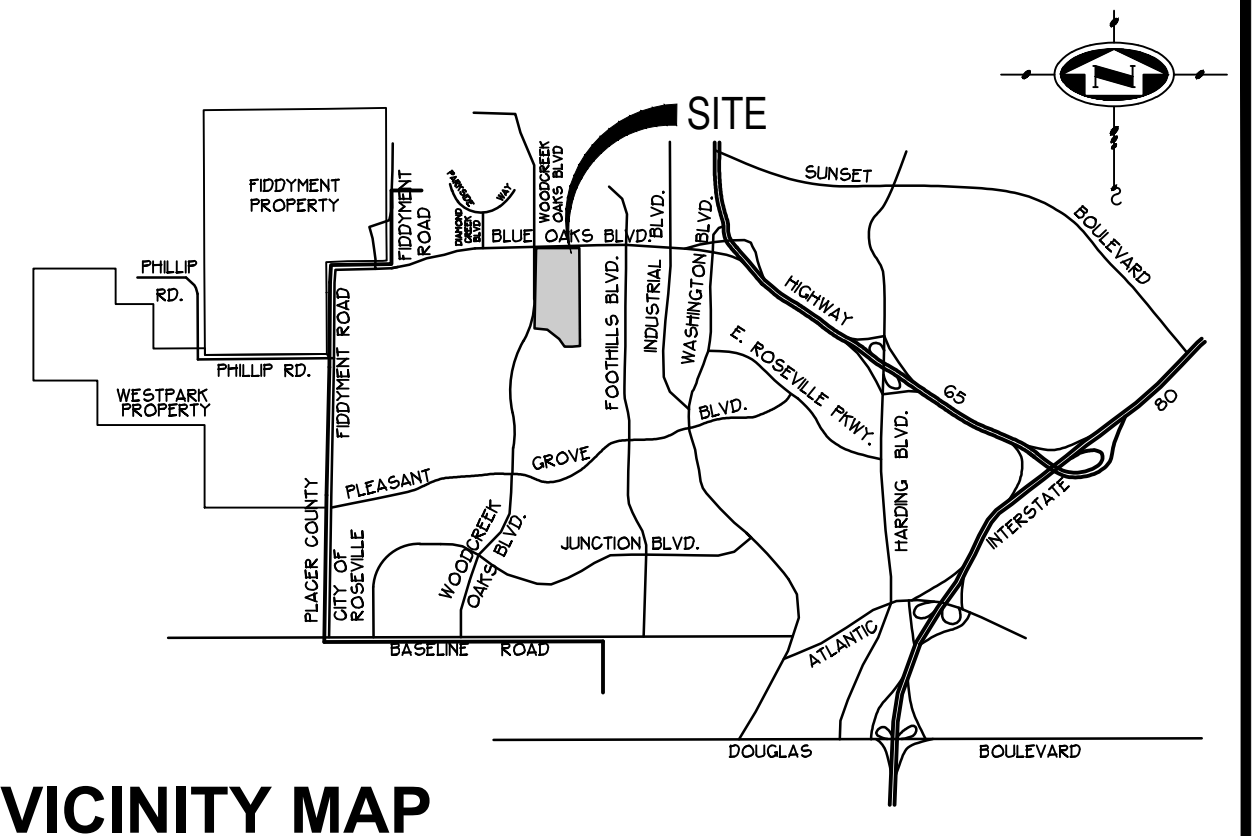
- LDR LOW DENSITY RESIDENTIAL
0.5 - 6.9 Attached or Detached Units per Acre
- MDR MEDIUM DENSITY RESIDENTIAL
7.0 - 12.9 Attached or Detached Units per Acre
- HDR HIGH DENSITY RESIDENTIAL
13.0 and Above Attached or Detached Units per Acre

Legend

- CC COMMUNITY COMMERCIAL
- BP BUSINESS PROFESSIONAL
- LI LIGHT INDUSTRIAL
- T/BP (LI) LIGHT INDUSTRIAL (TECH/BUSINESS PARK)
- P/QP PUBLIC/QUASI PUBLIC
- PR PARKS AND RECREATION
- OS OPEN SPACE

HEWLETT-PACKARD ROSEVILLE CAMPUS OAKS MASTER PLAN

FEBRUARY 4, 2020 - GPA#3

$$\overline{48.91 \pm AC.}$$


GRAPHIC SCALE

200 100 0 200 400

1 in = 200 ft

[illegible]

/SA	Special Area
/DS	Development Standards

WOODCREST OAKS BLVD.

BLUE OAKS BLVD.

FOOTHILLS BLVD.

FOOTHILLS BLVD.

CO-1, 2, 3,
6, 7, 12, 24, 61,
63 & 64
LDR/MDR/PR

KEY MAP

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
PHONE: (916) 786-8158

MORTON PITALO, INC.
75 IRON POINT CR., SUITE #120
FOLSOM, CA 95630
CONTACT: KEN TOPPER / SCOTT PEDERSEN
PHONE: (916) 496-8781
EMAIL: KTOPPER@MPENGR.COM
SPEDERSEN@MPENGR.COM

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
FIRE PROTECTION :	ROSEVILLE CITY SCHOOL DISTRICT
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

ASSESSOR PARCEL NUMBERS	481-270-004-011, 016, 017, 032, 043, 045 & PORTIONS OF 481-270-002 & 005
USE:	VACANT
EXISTING ZONING:	RS/DS, R3/DS, PR
PROPOSED ZONING:	RS/DS, PR
EXISTING GENERAL PLAN:	LDR, MDR, HDR, PARK
PROPOSED GENERAL PLAN:	LDR, MDR, PARK

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	11	62.25 ± AC
PROPOSED	#	TYPE
PROPOSED NUMBER OF LOTS	7	LARGE LOTS

PROJECT INFORMATION

NOTES

City of Roseville Approval

ROSEVILLE, CA

DRAWING

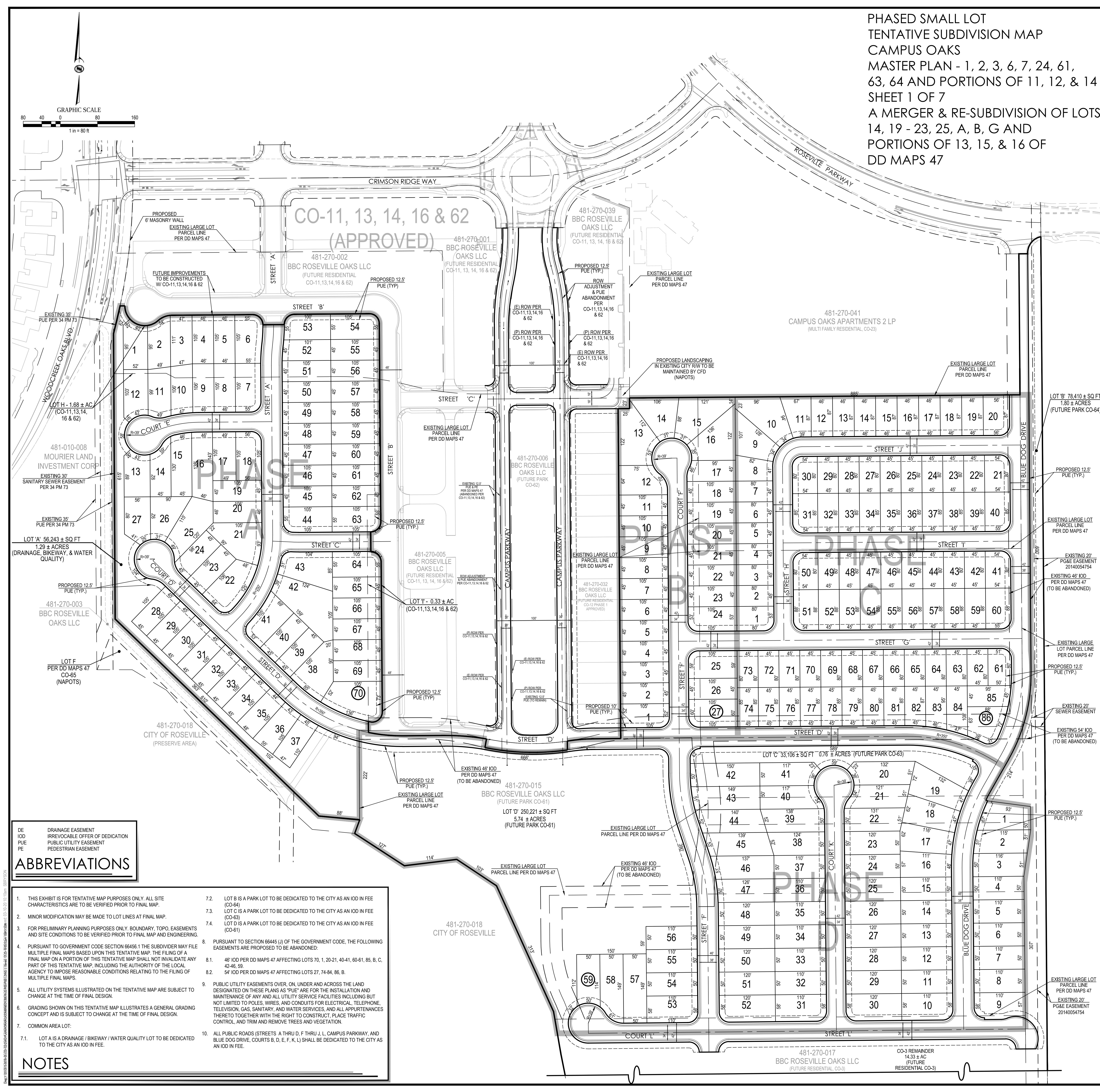
DATE MARCH 6, 2020

JOB NUMBER 13-0076-03

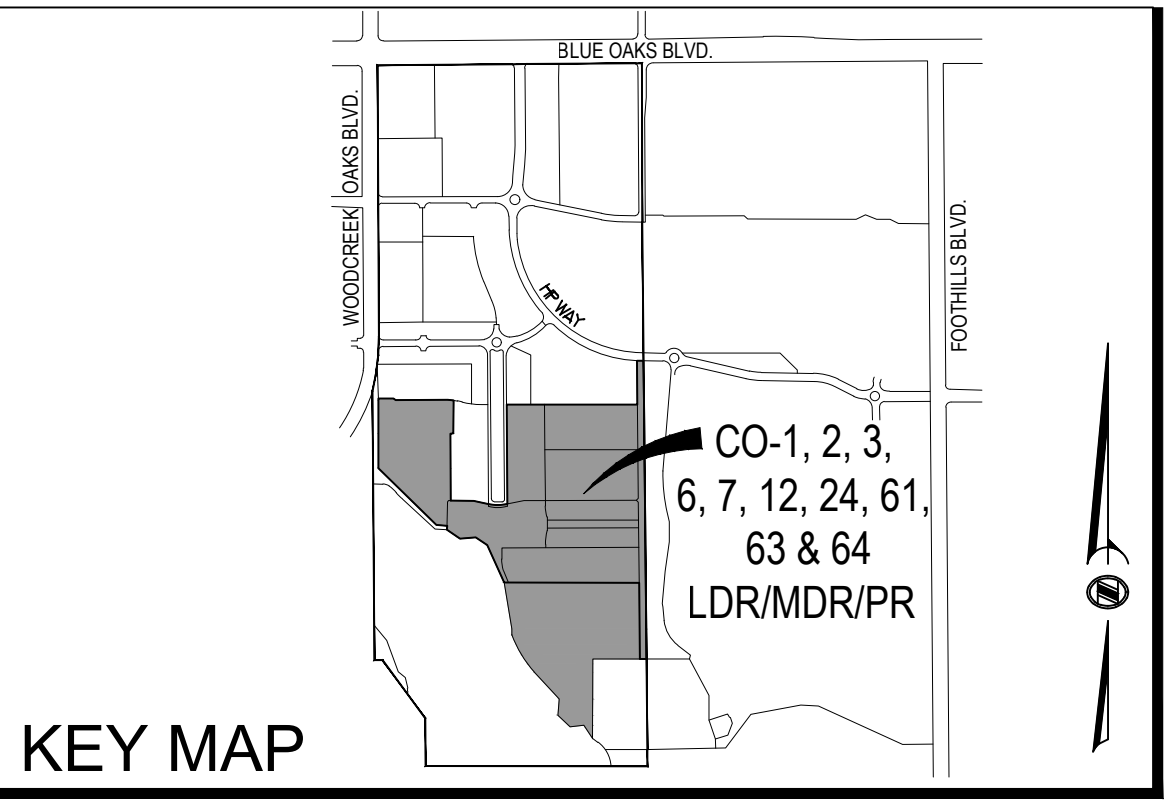
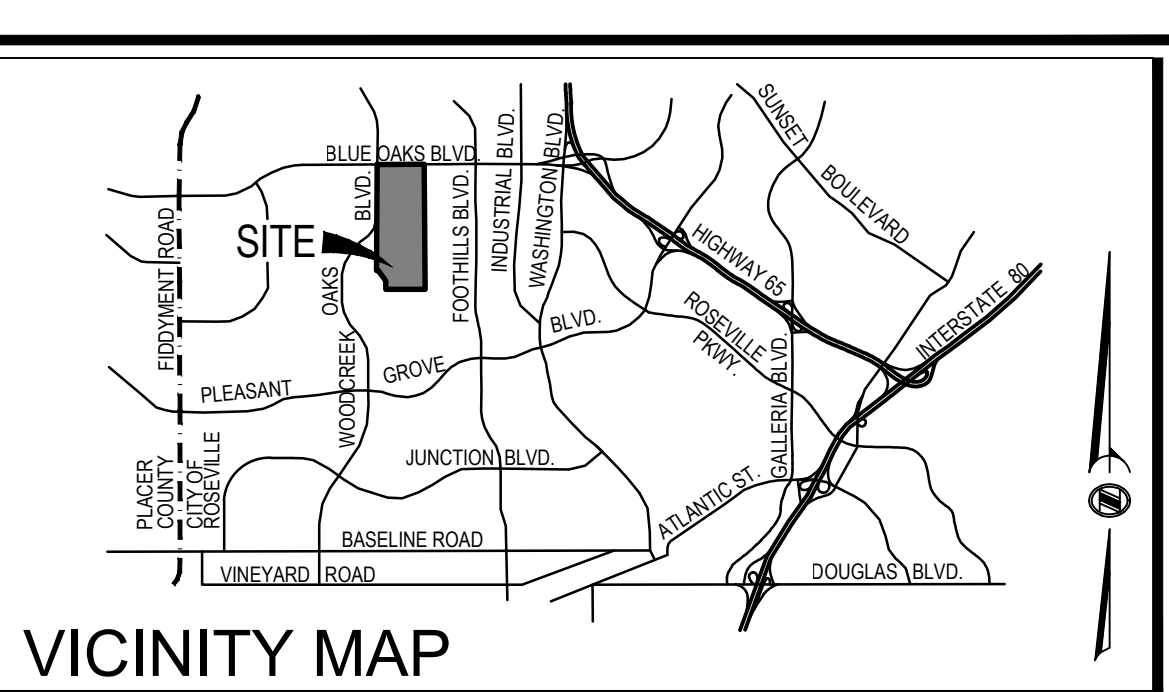
SHEET

OF

NOT FOR CONSTRUCTION



PHASED SMALL LOT
TENTATIVE SUBDIVISION MAP
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
SHEET 1 OF 7
A MERGER & RE-SUBDIVISION OF LOTS
14, 19 - 23, 25, A, B, G AND
PORTIONS OF 13, 15, & 16 OF
DD MAPS 47



OWNER / APPLICANT	PLANNER / ENGINEER
BBC ROSEVILLE OAKS, LLC CONTACT: STEPHEN DES JARDINS 130 DIAMOND CREEK PLACE ROSEVILLE, CA 95747 PHONE: (916) 468-8181 FAX: (916) 786-8158	MORTON & PITALO, INC. 2870 GATEWAY OAKS DR., SUITE #120 SACRAMENTO, CA 95833 CONTACT: KEN TOPPER / SCOTT PEDERSEN PHONE: (916) 468-8181 FAX: (916) 786-8158 EMAIL: KTOPPER@MPENGR.COM SPEDERSEN@MPENGR.COM
UTILITY PROVIDERS	CITY OF ROSEVILLE CITY OF ROSEVILLE PG&E ROSEVILLE ELECTRIC ROSEVILLE TELEPHONE COMCAST
SERVICE PROVIDERS	SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT FIRE PROTECTION: ROSEVILLE CITY SCHOOL DISTRICT POLICE PROTECTION: CITY OF ROSEVILLE STORM DRAINAGE: CITY OF ROSEVILLE SOLID WASTE: CITY OF ROSEVILLE
PROJECT INFORMATION	ASSESSOR PARCEL NUMBERS: 481-270-004-011, 016, 017, 032, 043, 045 & PORTIONS OF 481-270-002 & 005 USE: EXISTING ZONING: VACANT PROPOSED ZONING: RS/D, PR EXISTING GENERAL PLAN: LDR, MDR, HDR, PARK PROPOSED GENERAL PLAN: LDR, MDR, PARK EXISTING NUMBER OF PARCELS: 11 PROPOSED NUMBER OF LOTS: 242 TYPE: RESIDENTIAL LOTS DRAINAGE / BIKEWAY / WATER QUALITY (CITY) PARK LOTS (CITY) REMAINDER LOT (FUTURE RESIDENTIAL CO-3)
PROJECT INFORMATION	

LOTS:	AREA	LAND USE
A	1.29 ± AC (56,243 ± SF)	DRAINAGE / BIKEWAY / WATER QUALITY (CITY)
LOTS	8.56 ± AC	RESIDENTIAL (70 LOTS)
STREET ROW	1.94 ± AC	PUBLIC ROW (CITY)
SUBTOTAL AREA:	11.79 ± AC	
LOTS:	AREA	LAND USE
B	3.39 ± AC	RESIDENTIAL (27 LOTS)
LOTS	0.93 ± AC	PUBLIC ROW (CITY)
STREET ROW	0.93 ± AC	
SUBTOTAL AREA:	4.32 ± AC	
LOTS:	AREA	LAND USE
C	1.80 ± AC (78,410 ± SF)	PARK, CO-64 (CITY)
LOTS	7.91 ± AC	RESIDENTIAL (86 LOTS)
STREET ROW	3.26 ± AC	PUBLIC ROW (CITY)
SUBTOTAL AREA:	12.97 ± AC	
LOTS:	AREA	LAND USE
D	0.76 ± AC (33,106 ± SF)	PARK, CO-63 (CITY)
LOTS	5.74 ± AC (250,221 ± SF)	PARK, CO-61 (CITY)
STREET ROW	2.90 ± AC	PUBLIC ROW (CITY)
SUBTOTAL AREA:	17.63 ± AC	
LOTS:	AREA	LAND USE
NAPOTS	1.32 ± AC	PARK, CO-65 (NAPOTS)
SUBTOTAL AREA:	1.32 ± AC	
LOTS:	AREA	LAND USE
REMAINDER	14.33 ± AC	
STREET ROW	1.21 ± AC	PUBLIC ROW (CITY)
SUBTOTAL AREA:	15.54 ± AC	
TOTAL AREA:	63.57 ± AC	
LOTING		

- ### ABBREVIATIONS

DE	DRAINAGE EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
- ### NOTES

 - THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
 - FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
 - PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
 - ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 - GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 - COMMON AREA LOT:
 - LOT A IS A DRAINAGE / BIKEWAY / WATER QUALITY LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE.
 - LOT B IS A PARK LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-64).
 - LOT C IS A PARK LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-63).
 - LOT D IS A PARK LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-61).
 - PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
 - 46' IOD PER DD MAPS 47 AFFECTING LOTS 70, 1, 20-21, 40-41, 80-81, 85, B, C, 42-46, 59.
 - 54' IOD PER DD MAPS 47 AFFECTING LOTS 27, 74-84, 86, B.
 - PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" ARE FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
 - ALL PUBLIC ROADS (STREETS A THRU J, L, CAMPUS PARKWAY, AND BLUE DOG DRIVE, COURTS B, D, E, F, K, L) SHALL BE DEDICATED TO THE CITY AS AN IOD IN FEE.

PC EXHIBIT E

MORTON & PITALO, INC.

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

75 Iron Point Circle, Suite #120
Folsom, CA 95630
Phone: (916) 984-7621
Web: www.mppengr.com

CONSULTANT

APPROVALS

DATE	MARCH 11, 2020	SHEET	1
SCALE	1"=80'	OF	
JOB NUMBER	13-0076-03		7

ROSEVILLE, CA

TENTATIVE SUBDIVISION MAP

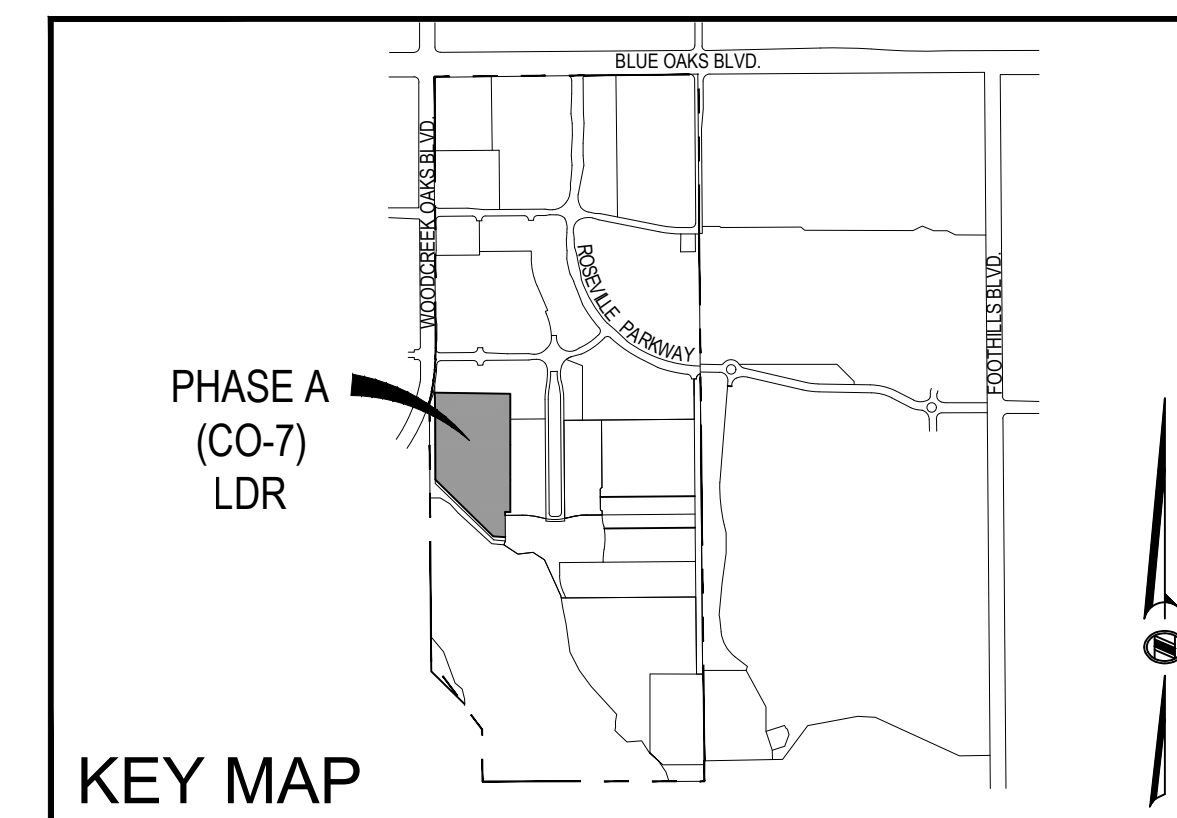
NOT FOR CONSTRUCTION



MORTON & PITALO, INC.
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Folsom • FRESNO
75 Iron Point Circle, Suite #120
Folsom, CA 95630
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Web: www.mperg.com

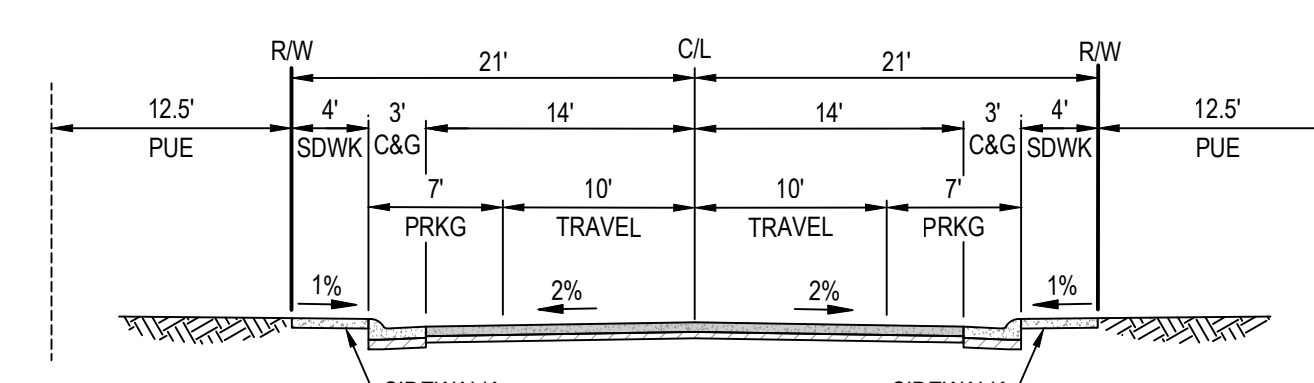
CONSULTANT

APPROVALS

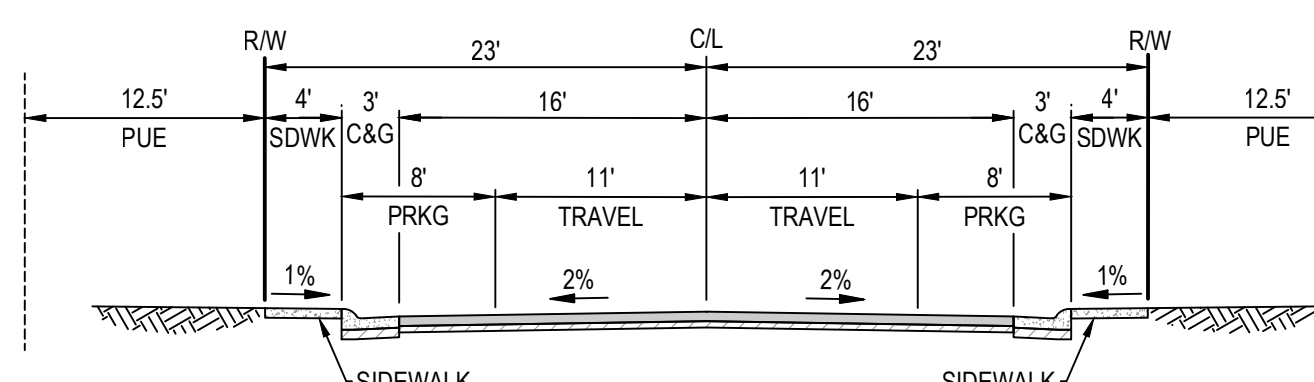


KEY MAP

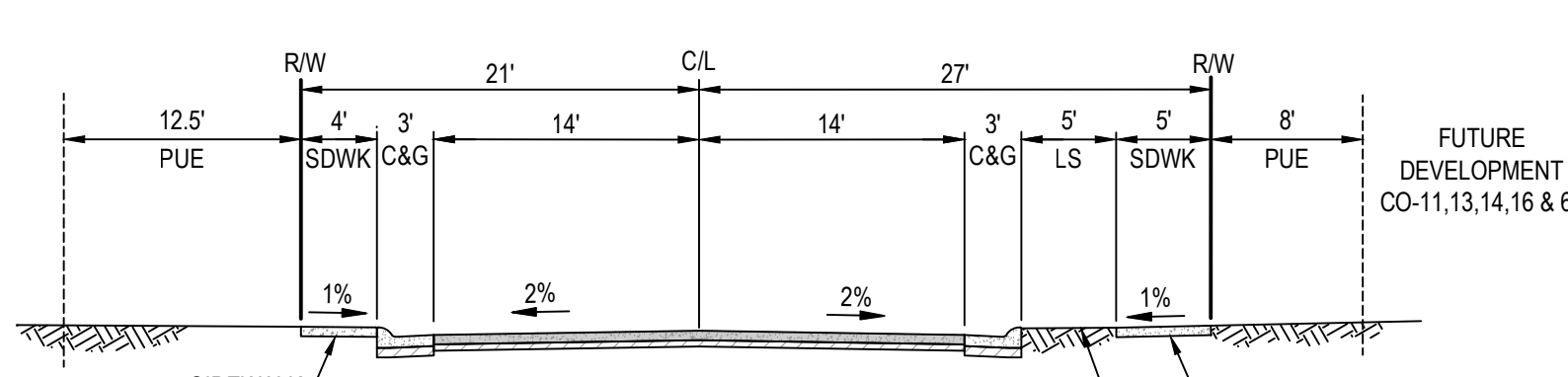
PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
PHASE A
SHEET 2 OF 7



A 42' ROAD SECTION (MINOR, 34' BOC/BOC)
STREET 'C', 'COURTS' D' & 'E'



B 46' ROAD SECTION (PRIMARY, 38' BOC/BOC)
STREETS 'A' & 'D'



C 48' ROAD SECTION (MINOR, 34' BOC/BOC)
STREET 'B' & COURT 'B'

LEGEND
OVERLAND RELEASE

EARTHWORK:	
CUT:	38,000
FILL:	38,000
NET:	0

IOD
PUE
EVA

IRREVOCABLE OFFER OF DEDICATION
PUBLIC UTILITY EASEMENT
EMERGENCY VEHICLE ACCESS

ABBREVIATIONS

City of Roseville Approval

NO DATE DESCRIPTION
REVISIONS
BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMED L55614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

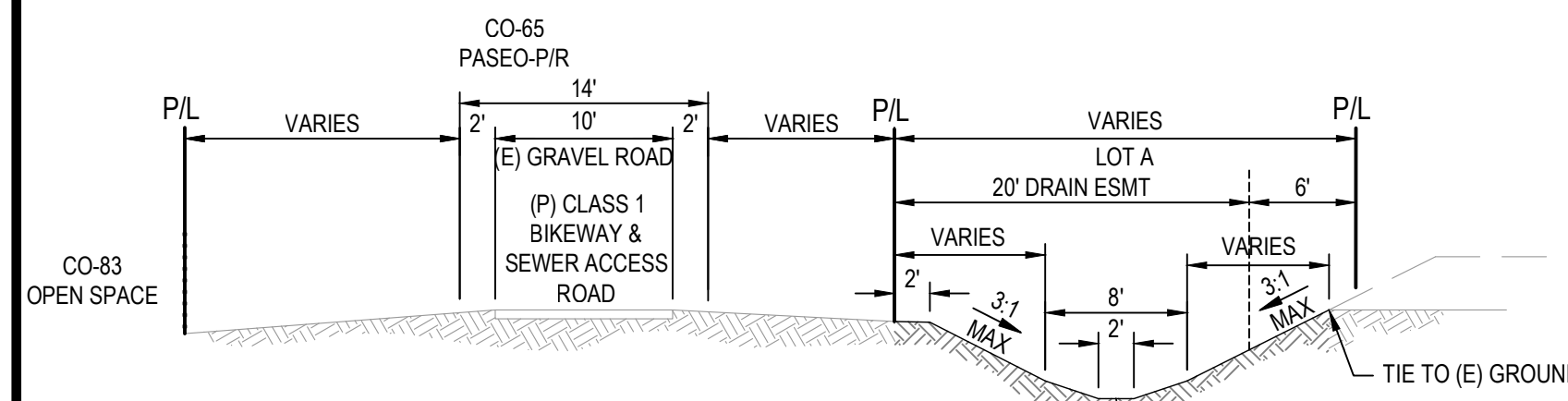
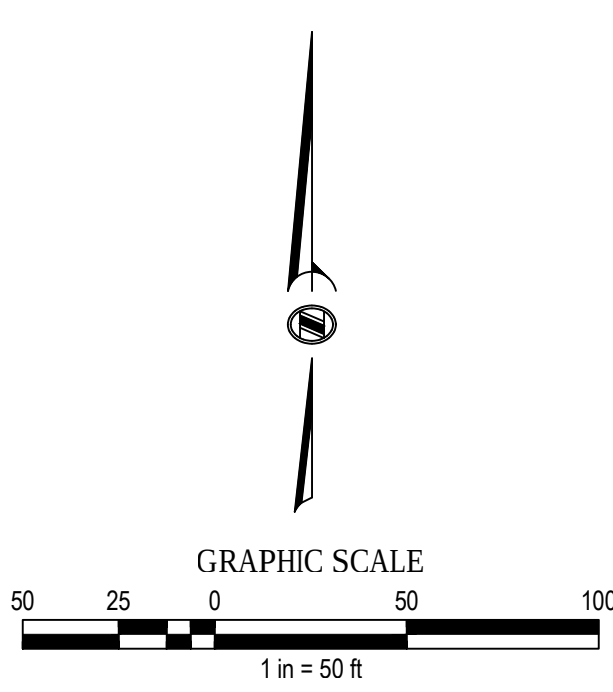
COMPUTED BY
DESIGNED BY
DRAWN BY
PROJECT ENGINEER
PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS
MASTER PLAN**
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64
AND PORTIONS OF 11, 12, & 14
PHASE A
ROSEVILLE, CA

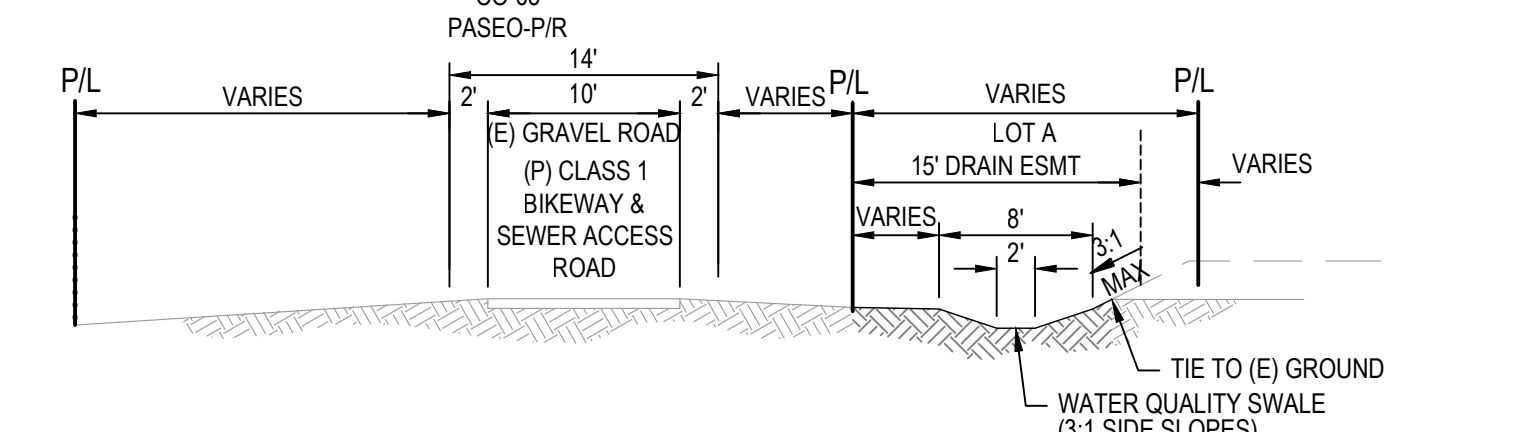
PRELIMINARY
GRADING PLAN

DATE	MARCH 11, 2020	SHEET	2
SCALE	1"=50'	OF	
JOB NUMBER	13-0076-03		7

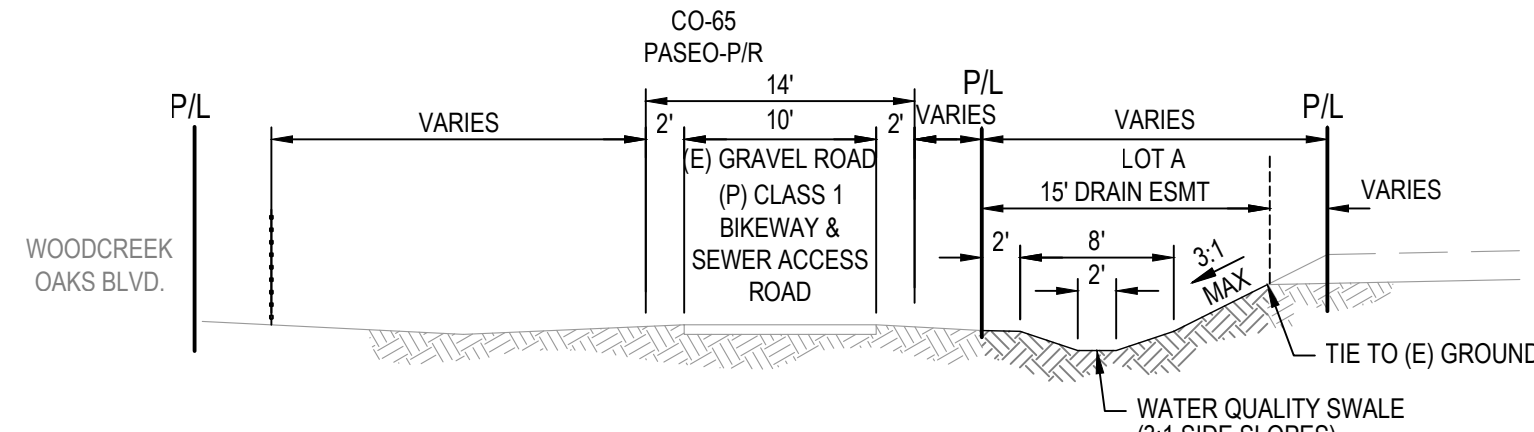
NOT FOR CONSTRUCTION



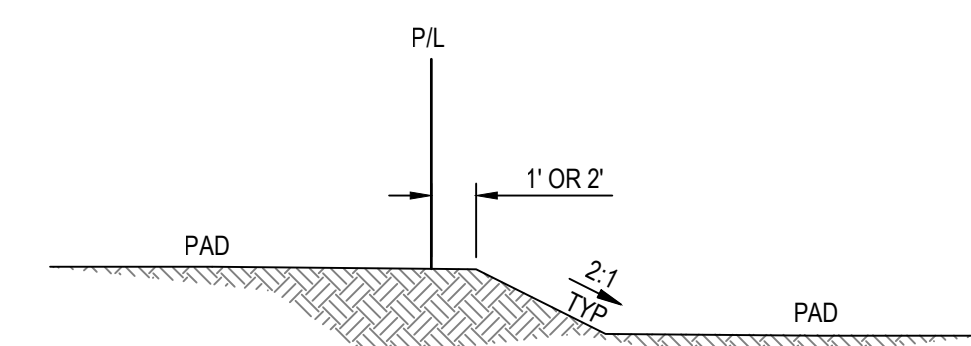
1 SOUTHWEST BOUNDARY SECTION
ALONG OPEN SPACE



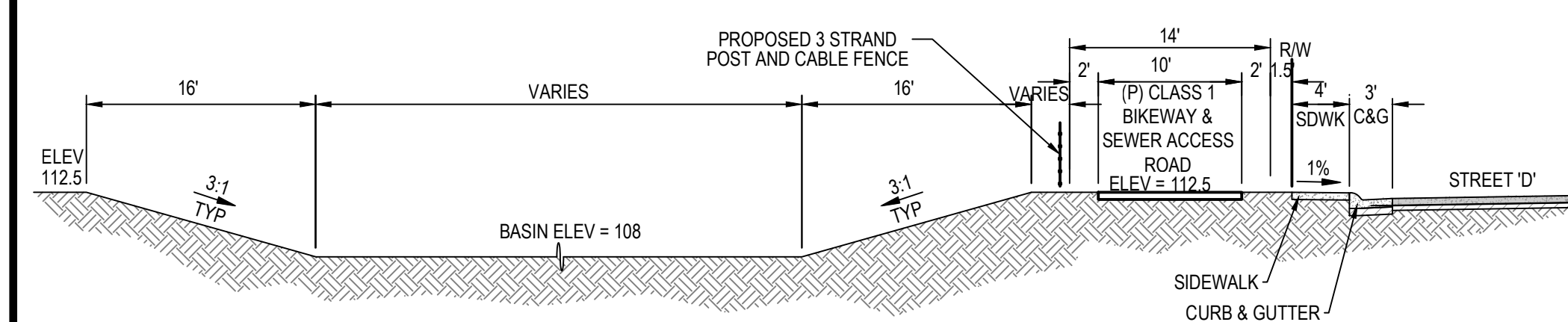
2 WESTERN BOUNDARY SECTION
ALONG OPEN SPACE



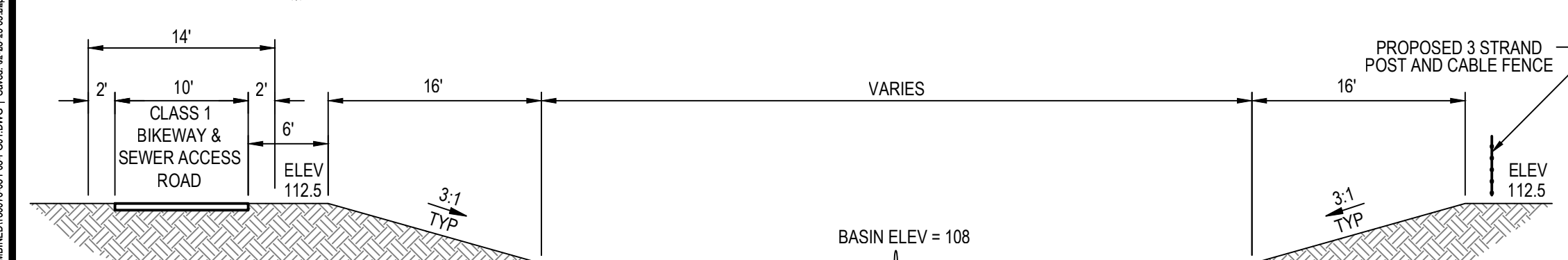
3 WESTERN BOUNDARY SECTION
WOODCREEK OAKS BLVD.



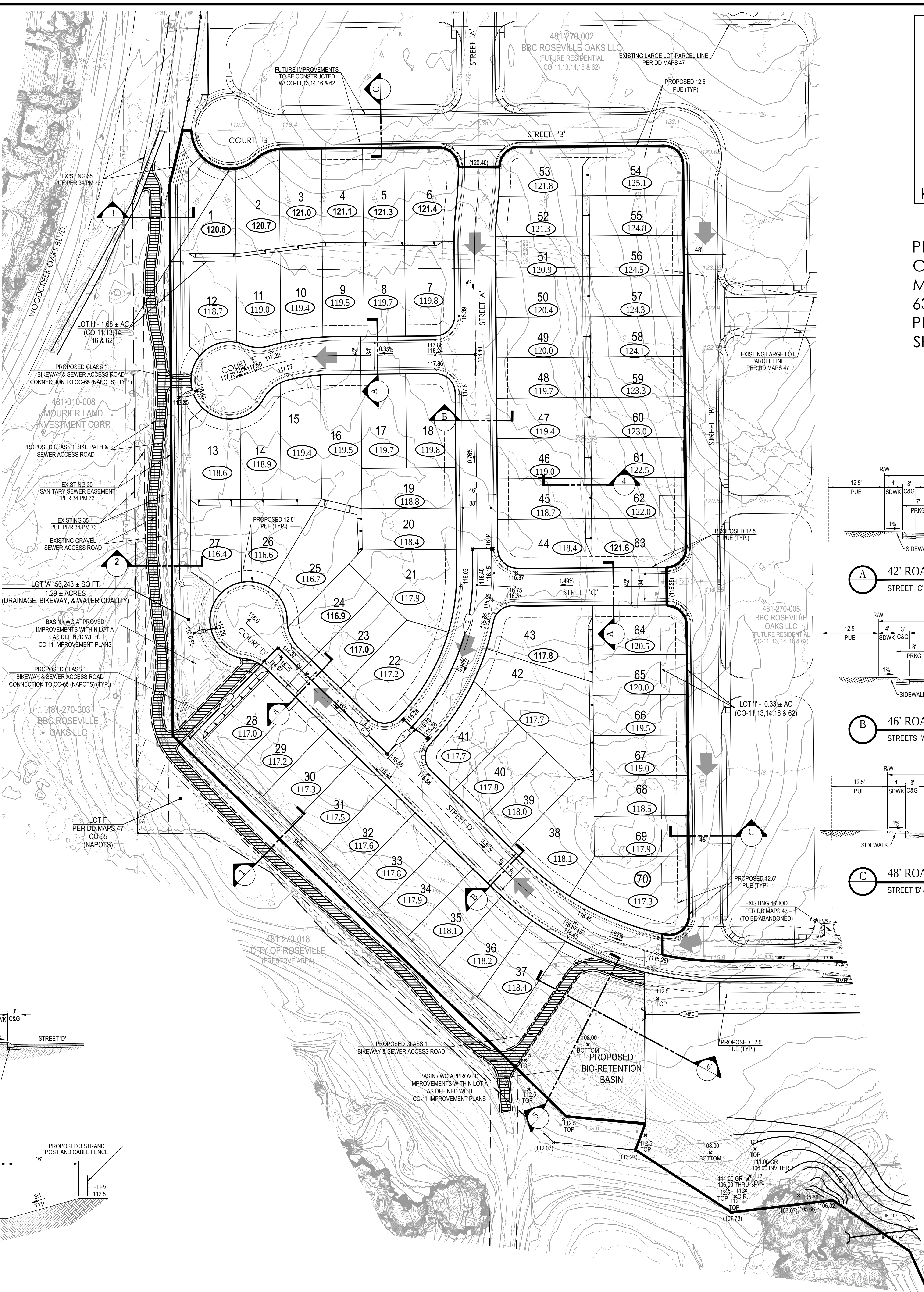
4 SECTION @ REAR & SIDE PROPERTY LINE
(TYP.)



5 SECTION @ BASIN

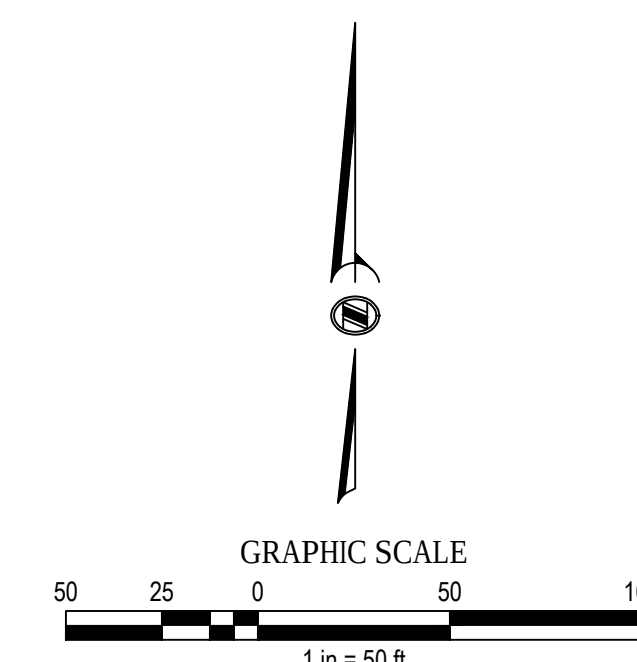


6 SECTION @ BASIN





PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64
AND PORTIONS OF 11, 12, & 14
PHASE B
SHEET 3 OF 7



LEGEND

← OVERLAND RELEASE

<u>EARTHWORK:</u>	
CUT:	13,939
FILL:	13,939
NET:	0

City of Roseville Approv



CONSULTANT

APPROVALS

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

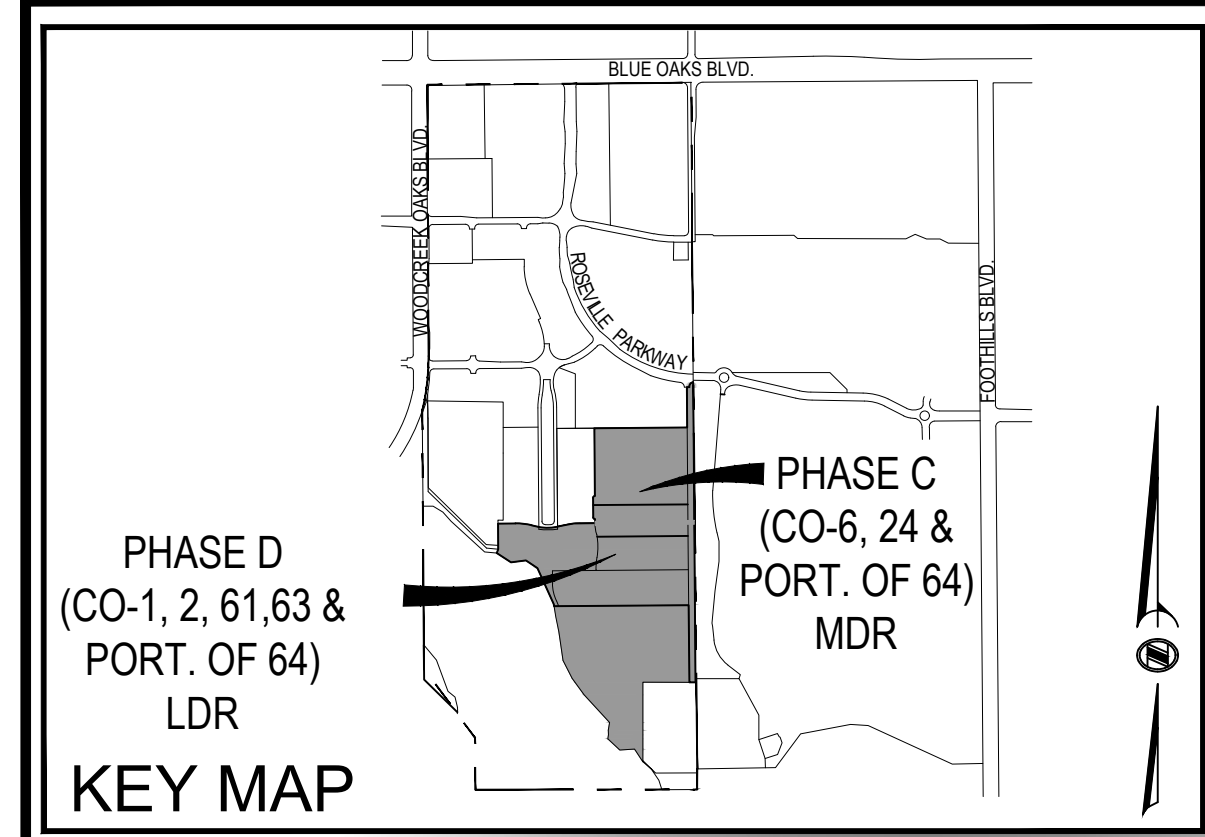
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS
MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64
AND PORTIONS OF 11, 12, & 14
PHASE B
 ROSEVILLE, CA

DRAWING

PRELIMINARY GRADING PLAN

DATE	MARCH 11, 2020	SHEET	3
SCALE	1"=50'	OF	7
JOB NUMBER	13-0076-03		

NOT FOR CONSTRUCTION



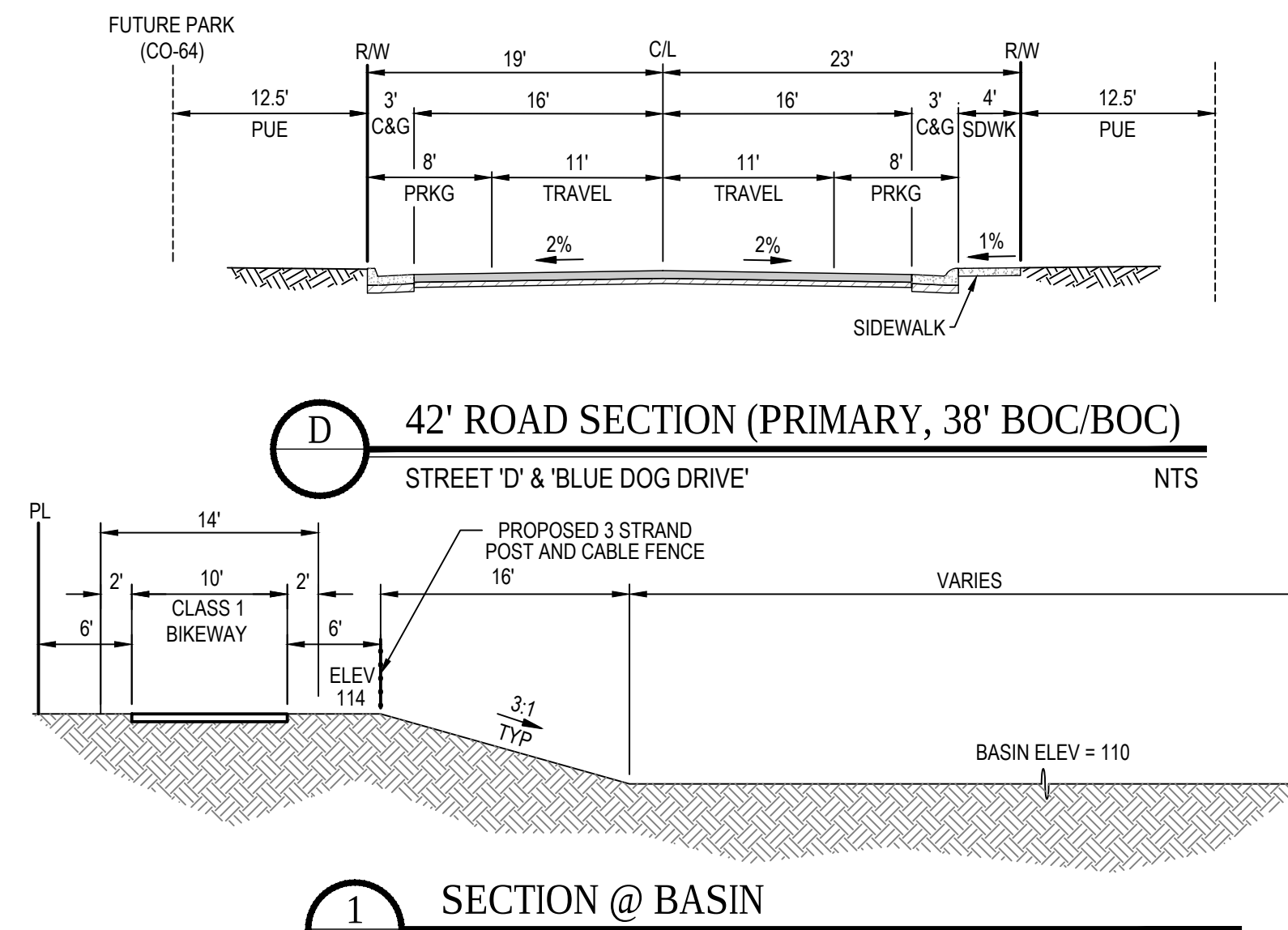
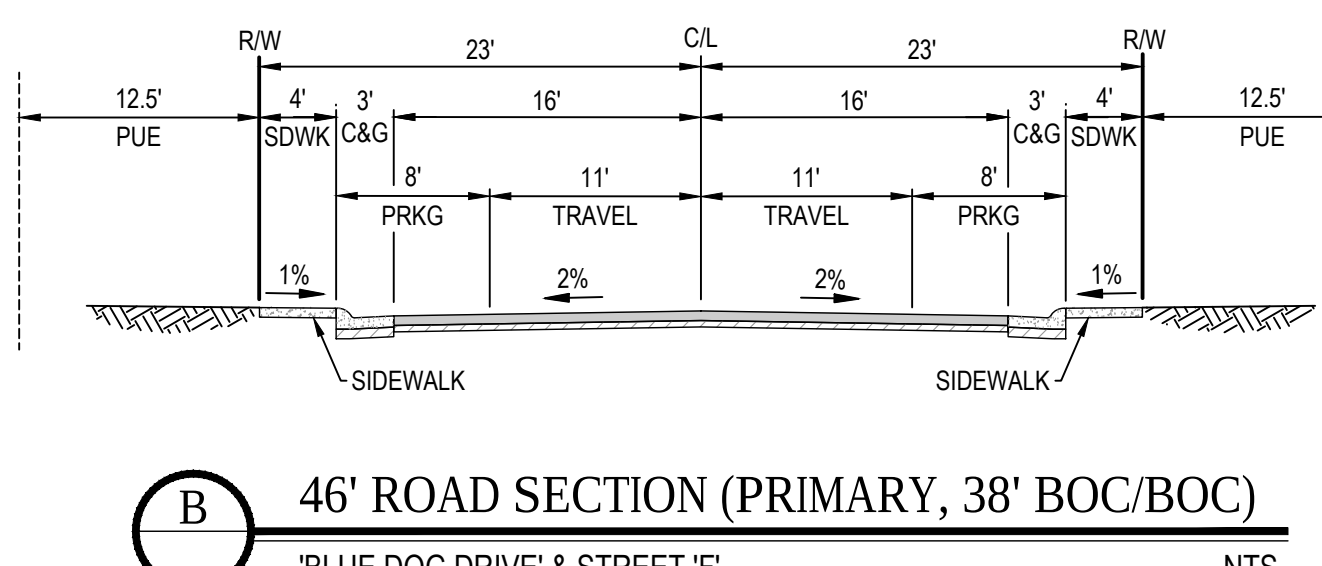
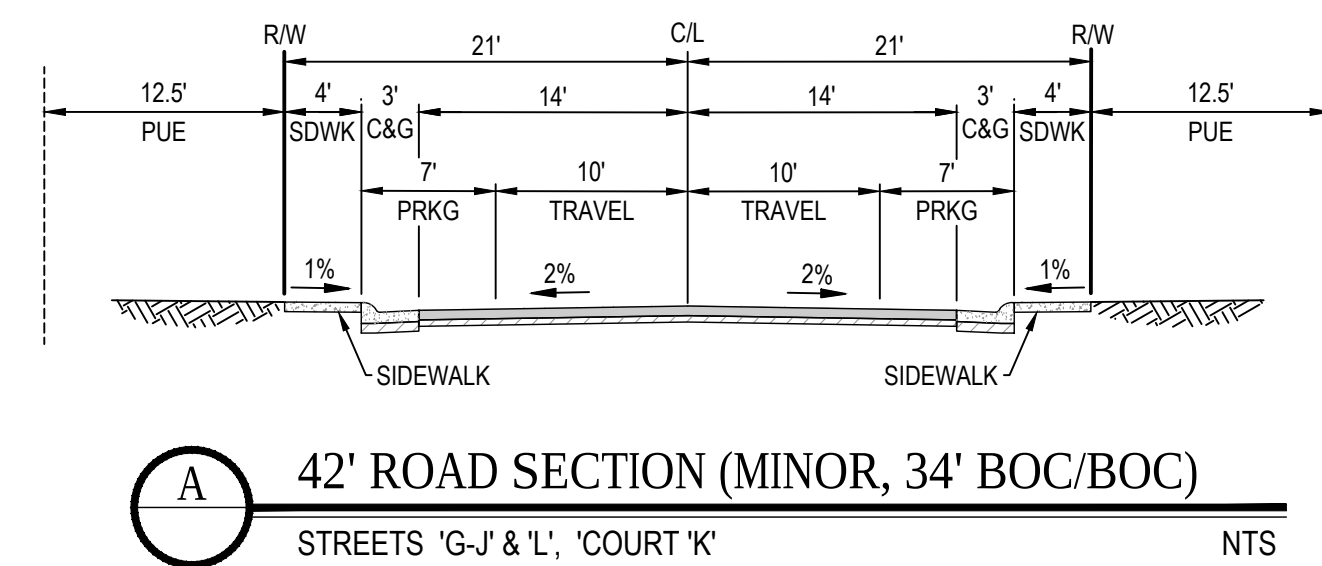
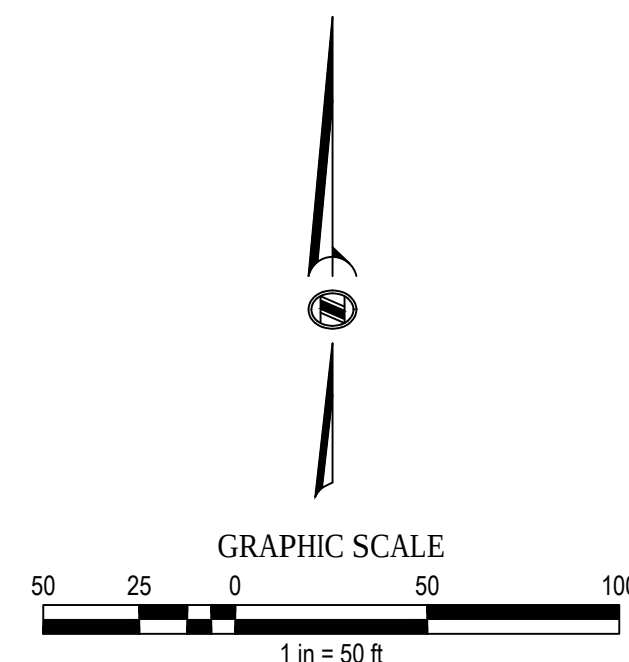
PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64
AND PORTIONS OF 11, 12, & 14
PHASES C & D
SHEET 4 OF 7

EARTHWORK: PHASE C	
CUT:	41,850
FILL:	41,850
NET:	0

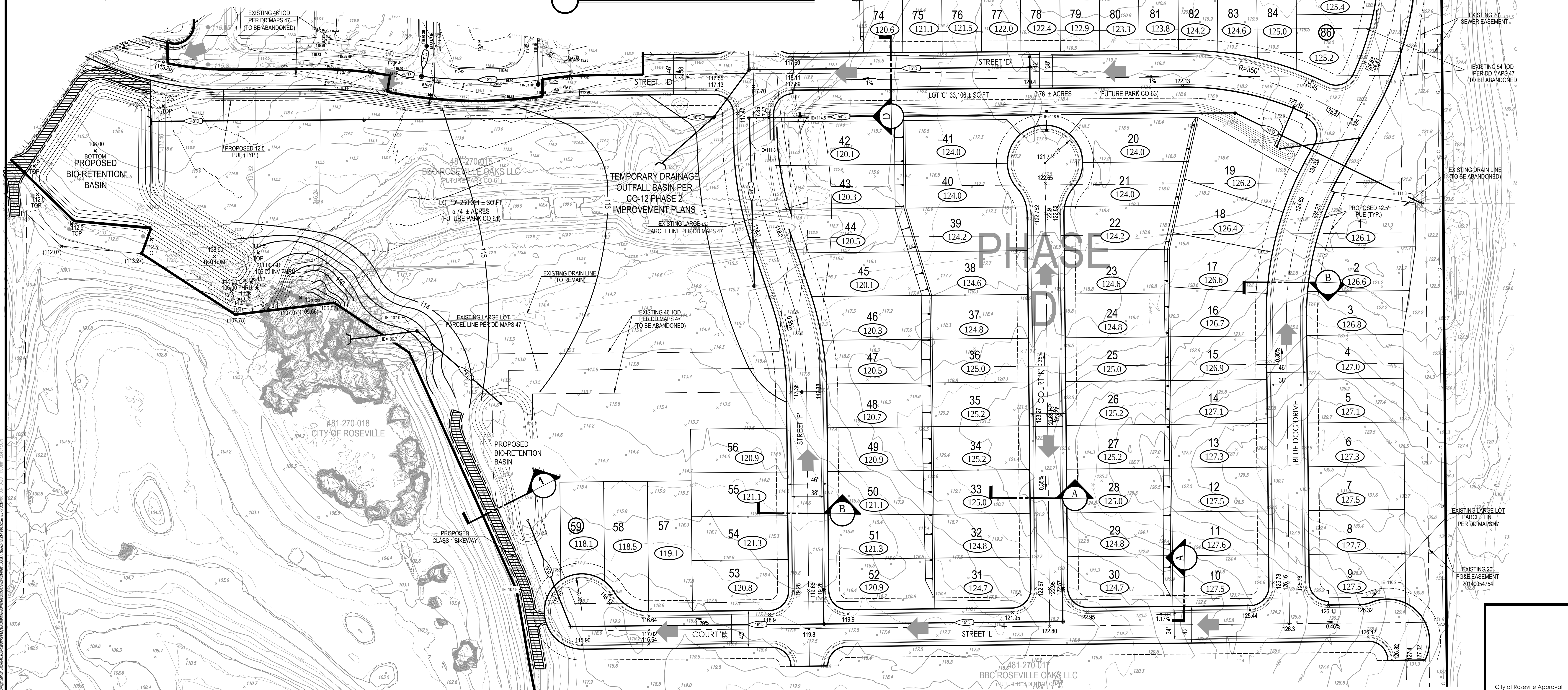
EARTHWORK: PHASE D	
CUT:	53,530
FILL:	53,530
NET:	0

LEGEND

← OVERLAND RELEASE



1 SECTION @ BASIN



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CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • FRESNO
75 Iron Point Circle, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpieng.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION
----	------	-------------

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED L55614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS
MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64
AND PORTIONS OF 11, 12, & 14
PHASES C & D**
ROSEVILLE, CA

DRAWING

**PRELIMINARY
GRADING PLAN**

DATE

MARCH 11, 2020

SCALE

1"=50'

JOB NUMBER

13-0076-03

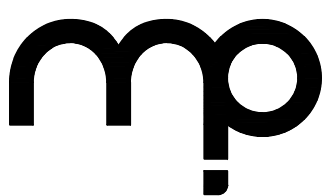
SHEET

4

OF

7

NOT FOR CONSTRUCTION



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CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
75 Iron Point Circle, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpegr.com

CONSULTANT

APPROVALS

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS

MASTER PLAN

CO-1, 2, 3, 6, 7, 24, 61, 63 & 64

AND PORTIONS OF 11, 12, & 14

PHASE A

ROSEVILLE, CA

DRAWING

PRELIMINARY

UTILITY PLAN

DATE

SCALE

JOB NUMBER

13-0076-03

DATE

SCALE

JOB NUMBER

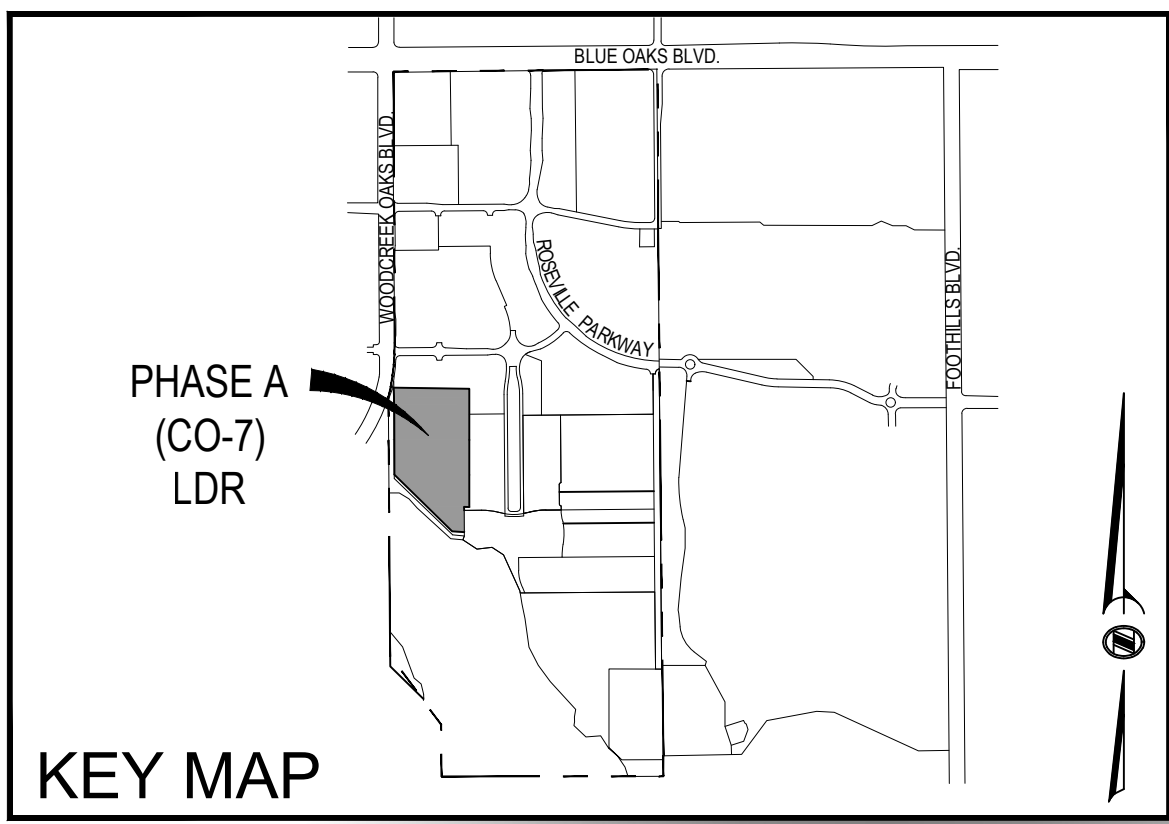
13-0076-03

SHEET

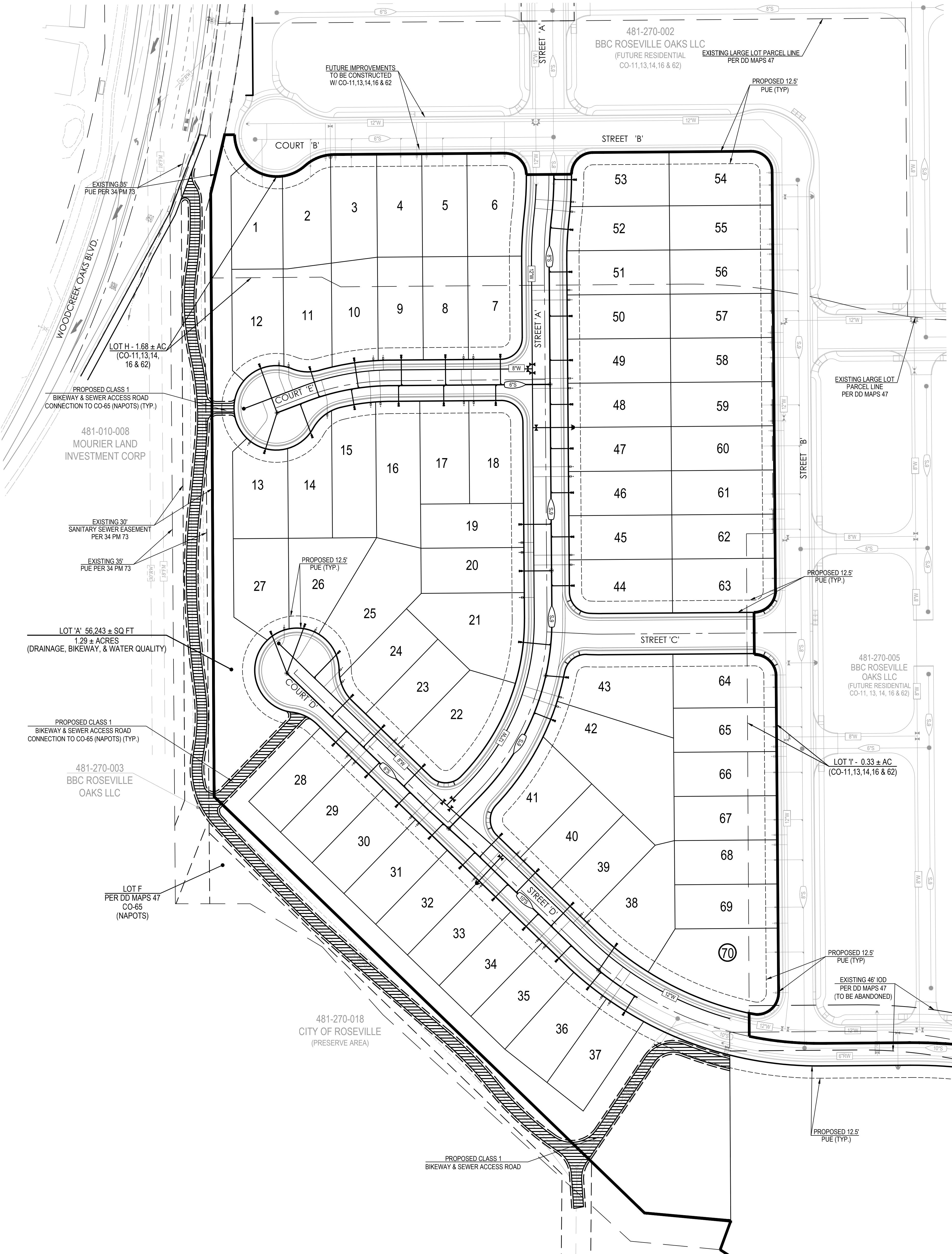
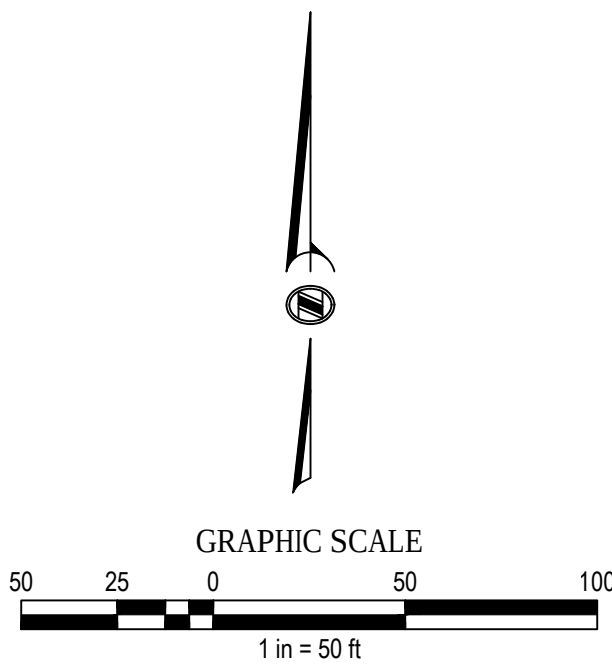
5

OF

7



PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN -1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
PHASE A
SHEET 5 OF 7



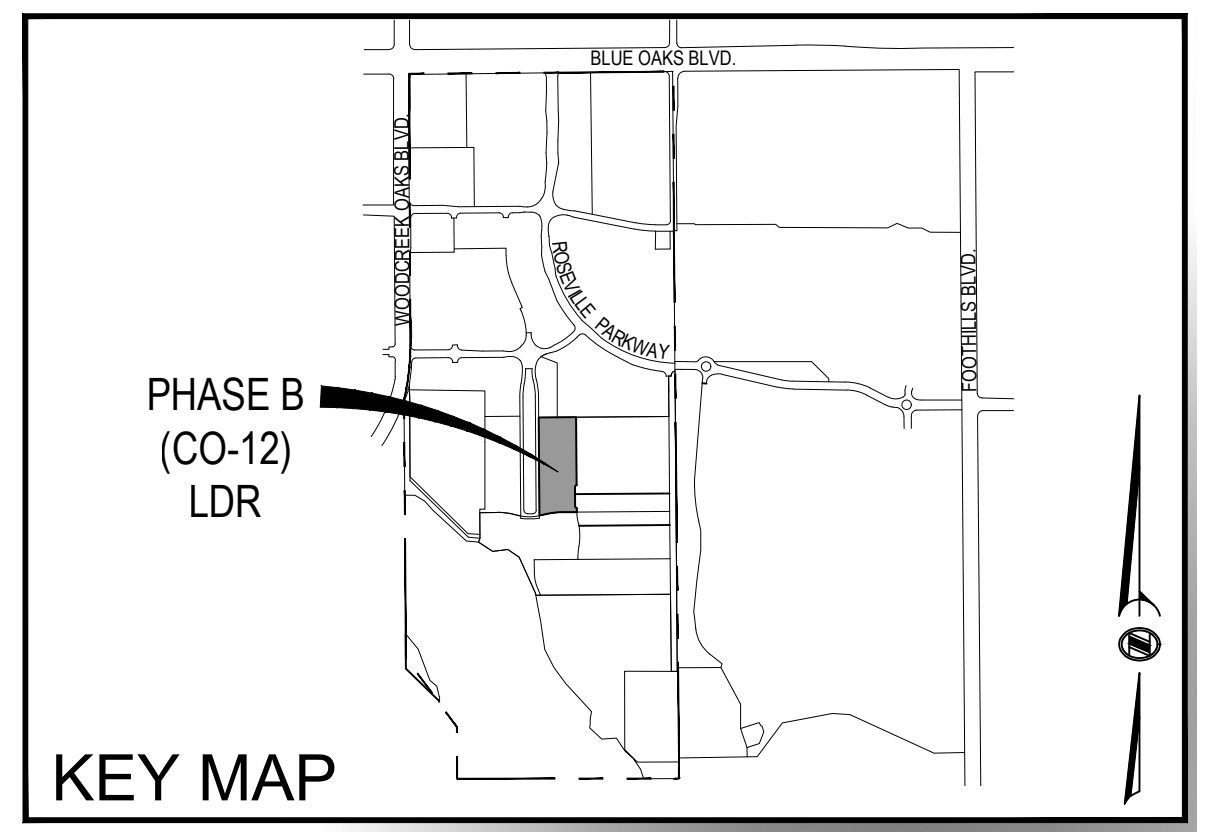
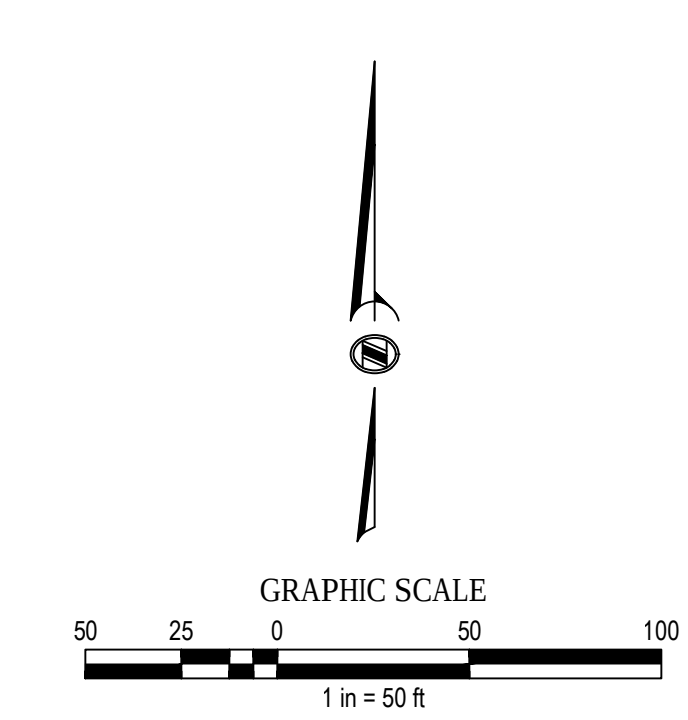
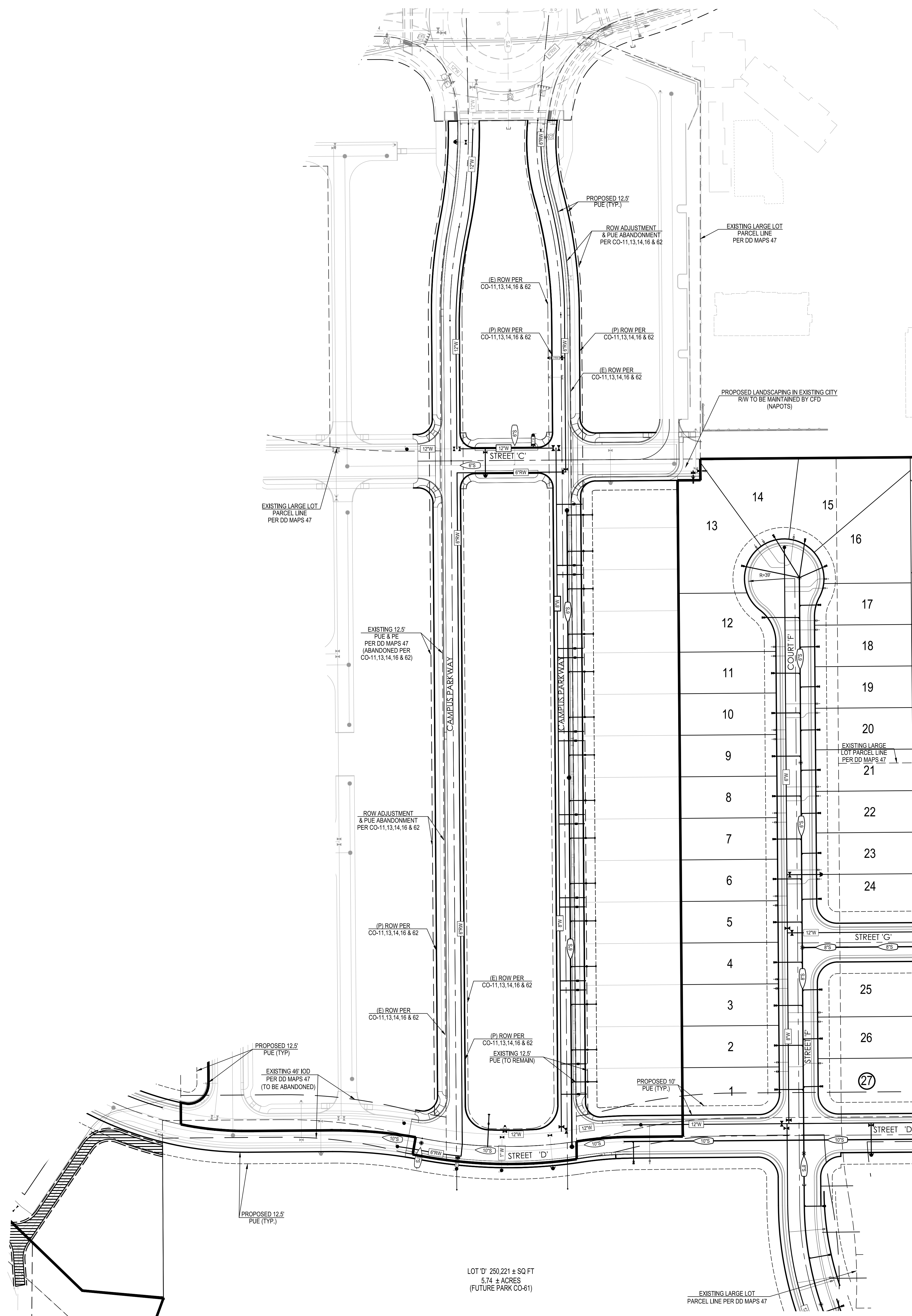
EXISTING	PROPOSED	DESCRIPTION
6" S	6" S	SANITARY SEWER PIPE & SIZE
8" W	8" W	DOMESTIC WATER PIPE & SIZE
MANHOLE	MANHOLE	SANITARY SEWER MANHOLE
GATE VALVE	GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
BLOW OFF VALVE	BLOW OFF VALVE	BLOW OFF VALVE
AIR RELIEF VALVE	AIR RELIEF VALVE	AIR RELIEF VALVE
WATER SERVICE	WATER SERVICE	WATER SERVICE
SEWER SERVICE	SEWER SERVICE	SEWER SERVICE

EXISTING	PROPOSED	DESCRIPTION
6" S	6" S	SANITARY SEWER PIPE & SIZE
8" W	8" W	DOMESTIC WATER PIPE & SIZE
MANHOLE	MANHOLE	SANITARY SEWER MANHOLE
GATE VALVE	GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
BLOW OFF VALVE	BLOW OFF VALVE	BLOW OFF VALVE
AIR RELIEF VALVE	AIR RELIEF VALVE	AIR RELIEF VALVE
WATER SERVICE	WATER SERVICE	WATER SERVICE
SEWER SERVICE	SEWER SERVICE	SEWER SERVICE

SYMBOLS

City of Roseville Approval

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PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
PHASE B
SHEET 6 OF 7

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE
SYMBOLS		

MORTON & PITALO, INC.
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Phone: (916) 984-7221
Web: www.mpeinc.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS

MASTER PLAN

CO-1, 2, 3, 6, 7, 24, 61, 63 & 64

AND PORTIONS OF 11, 12, & 14

PHASE B

ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN

DATE	MARCH 11, 2020	SHEET	6
SCALE	1"= 50'	OF	7
JOB NUMBER	13-0076-03		

City of Roseville Approval

NOT FOR CONSTRUCTION

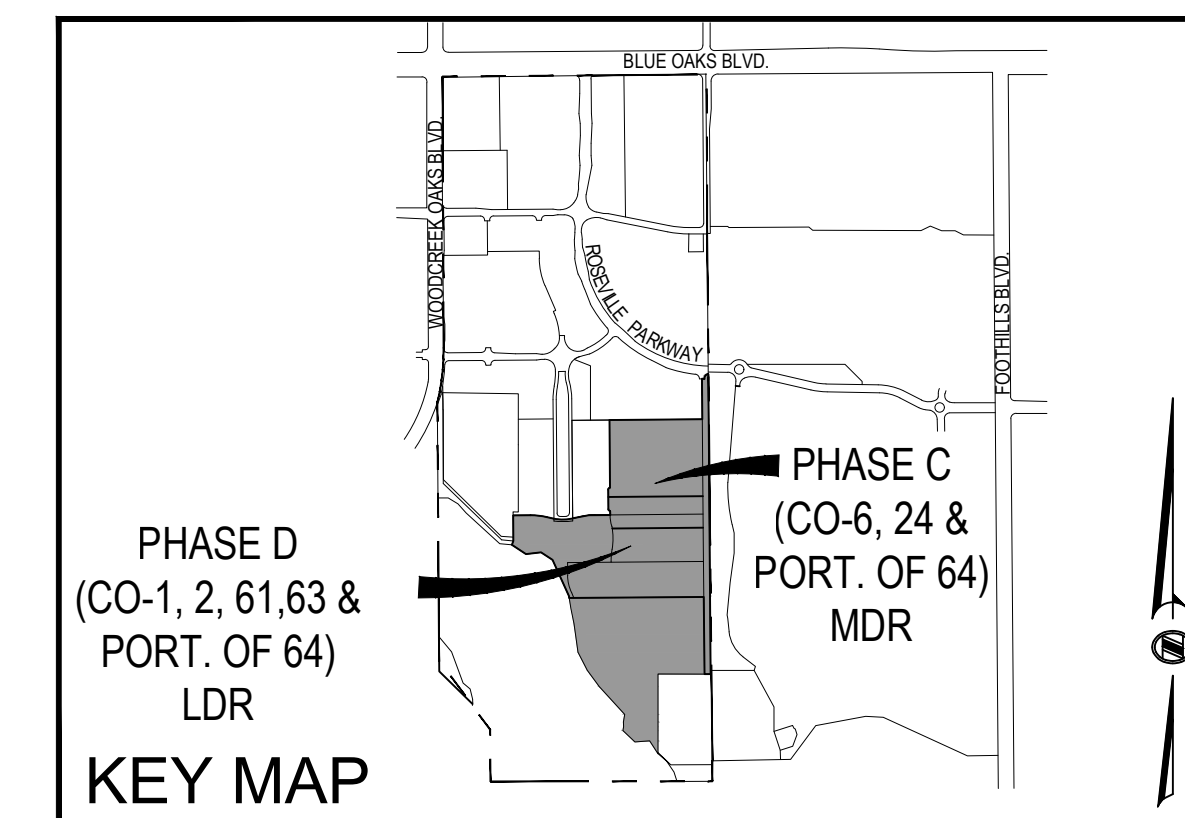


APPROVALS

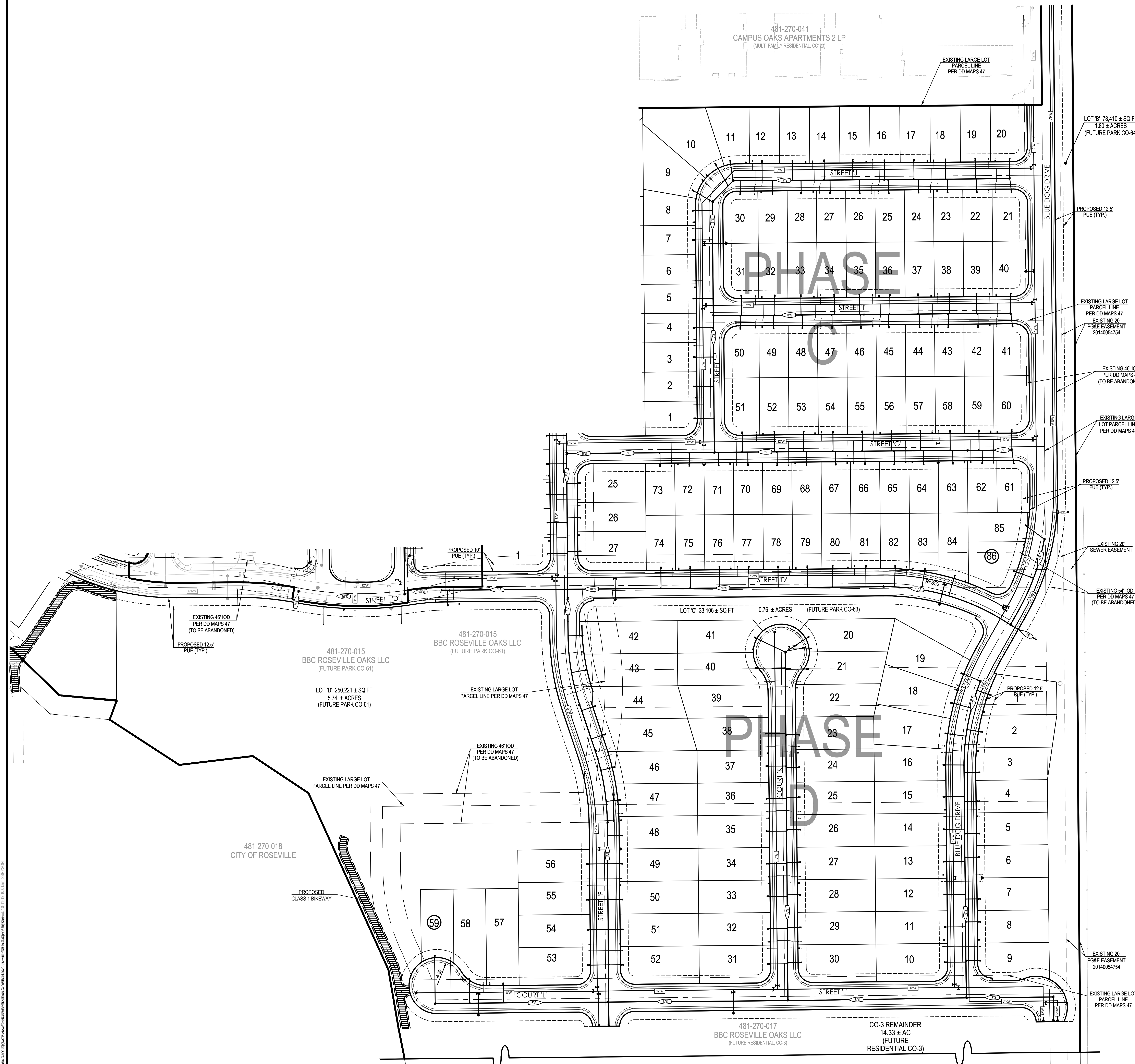
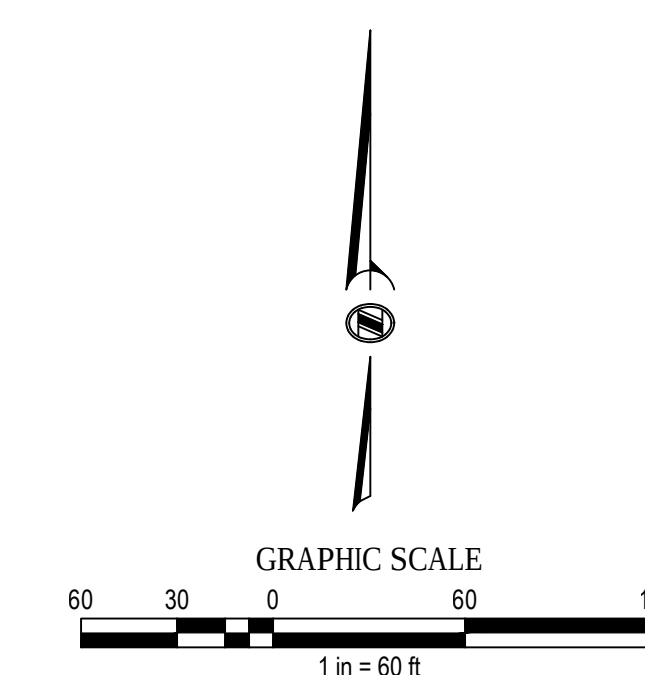
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ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS
MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 &
AND PORTIONS OF 11, 12, &
PHASE C & D**
ROSEVILLE, CA

13-0076-03	7
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PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
PHASE C & D
SHEET 7 OF 7



EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

SYMBOL

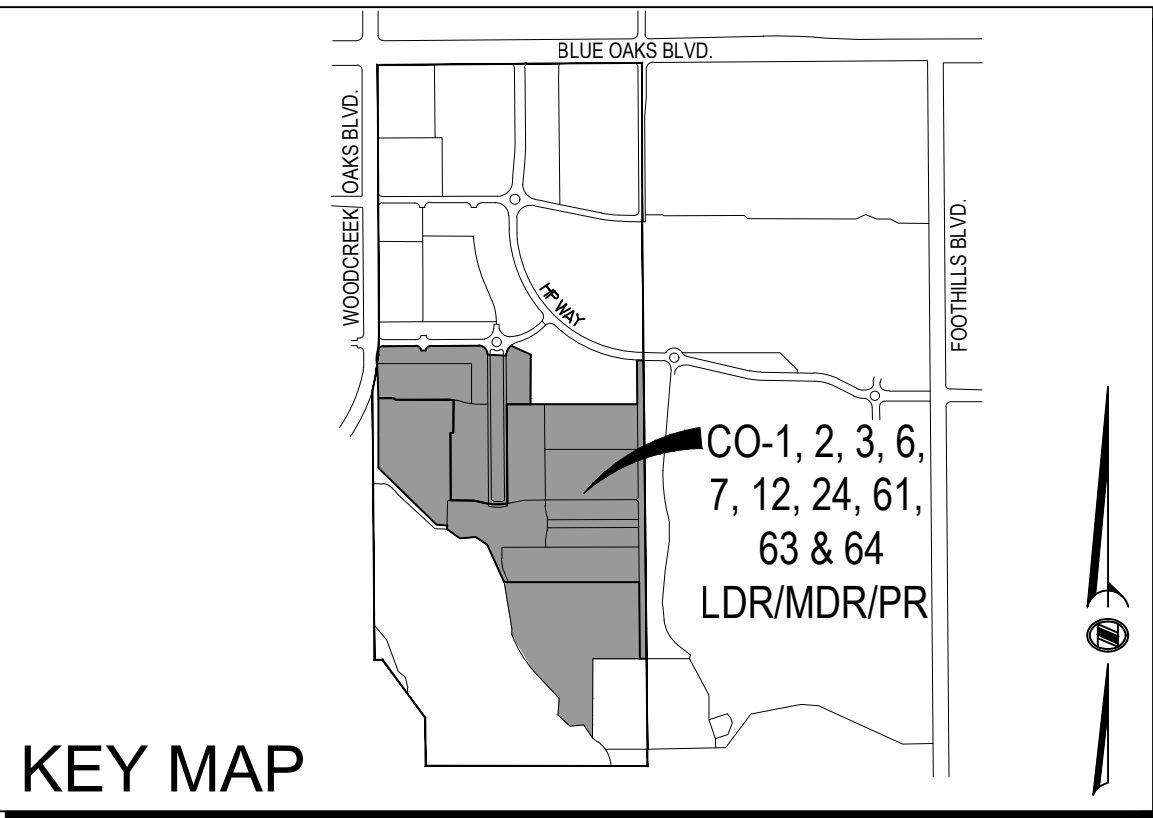
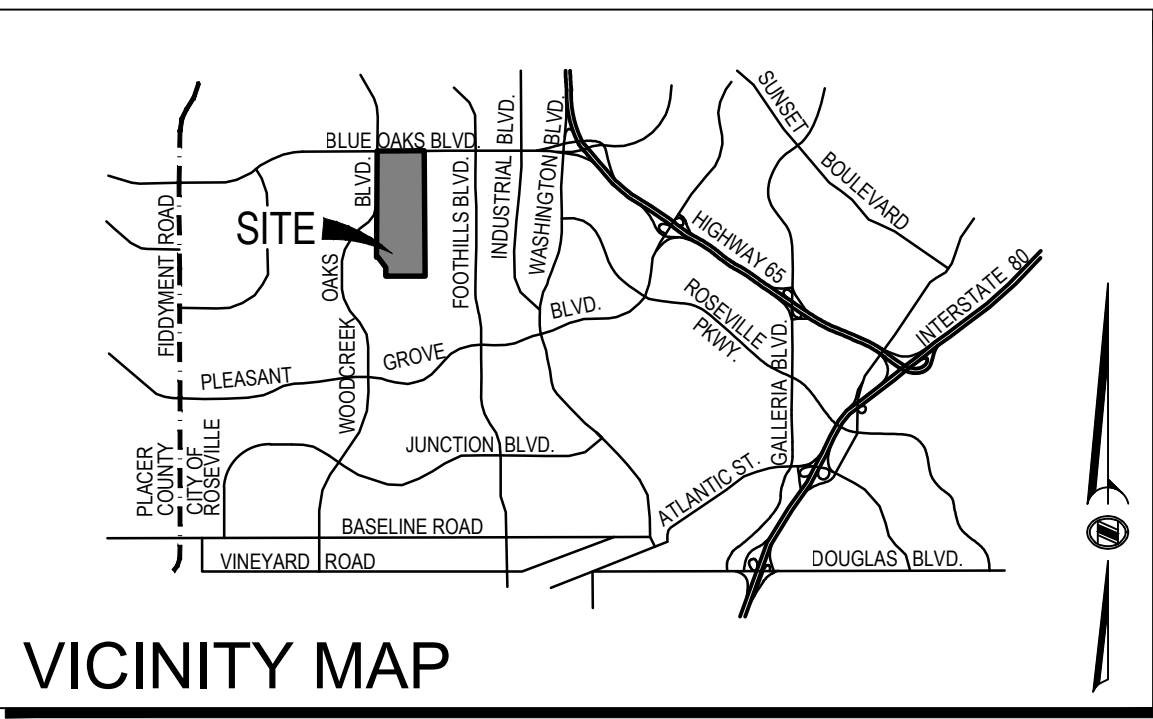
City of Roseville Approval

NOT FOR CONSTRUCTION

DE	DRAINAGE EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT

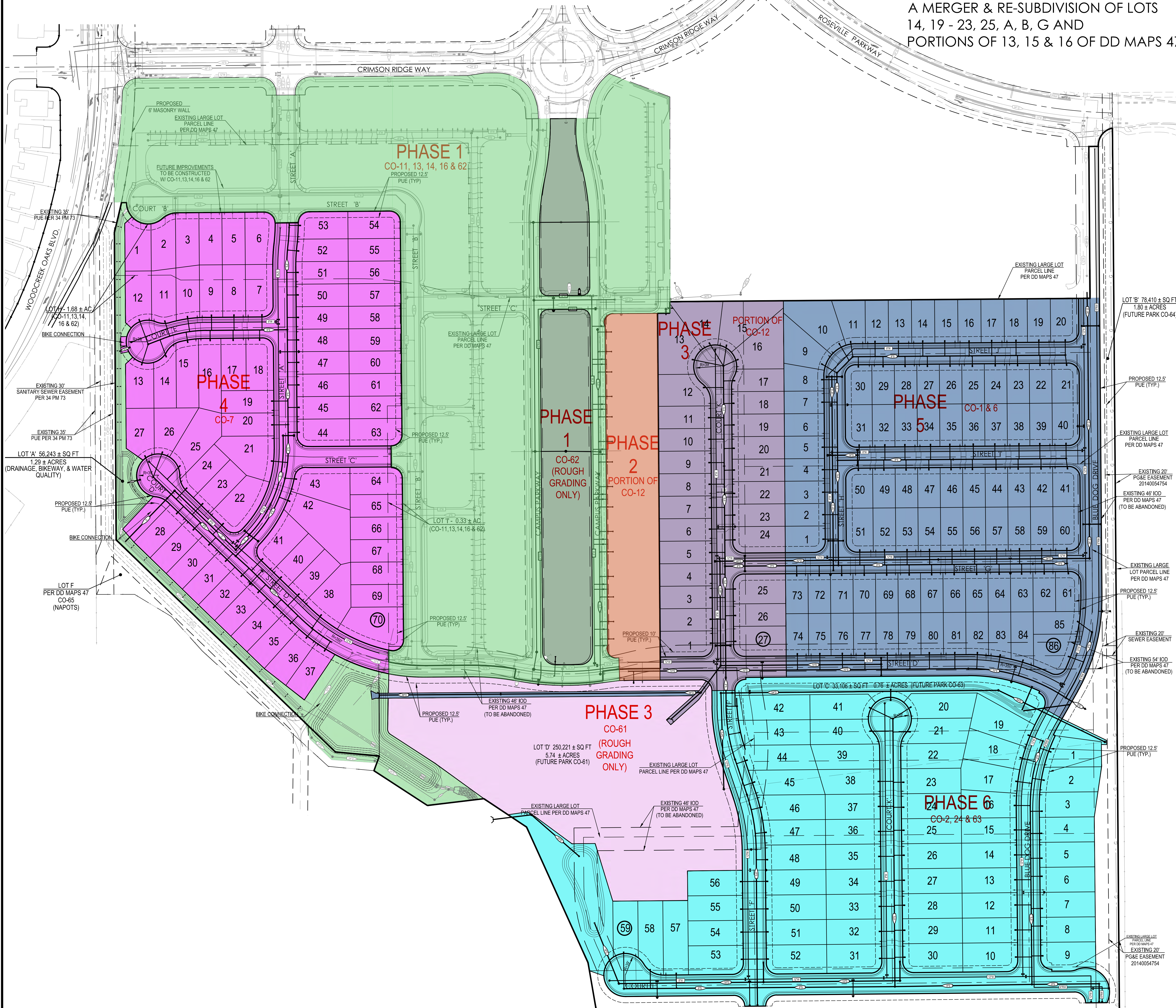
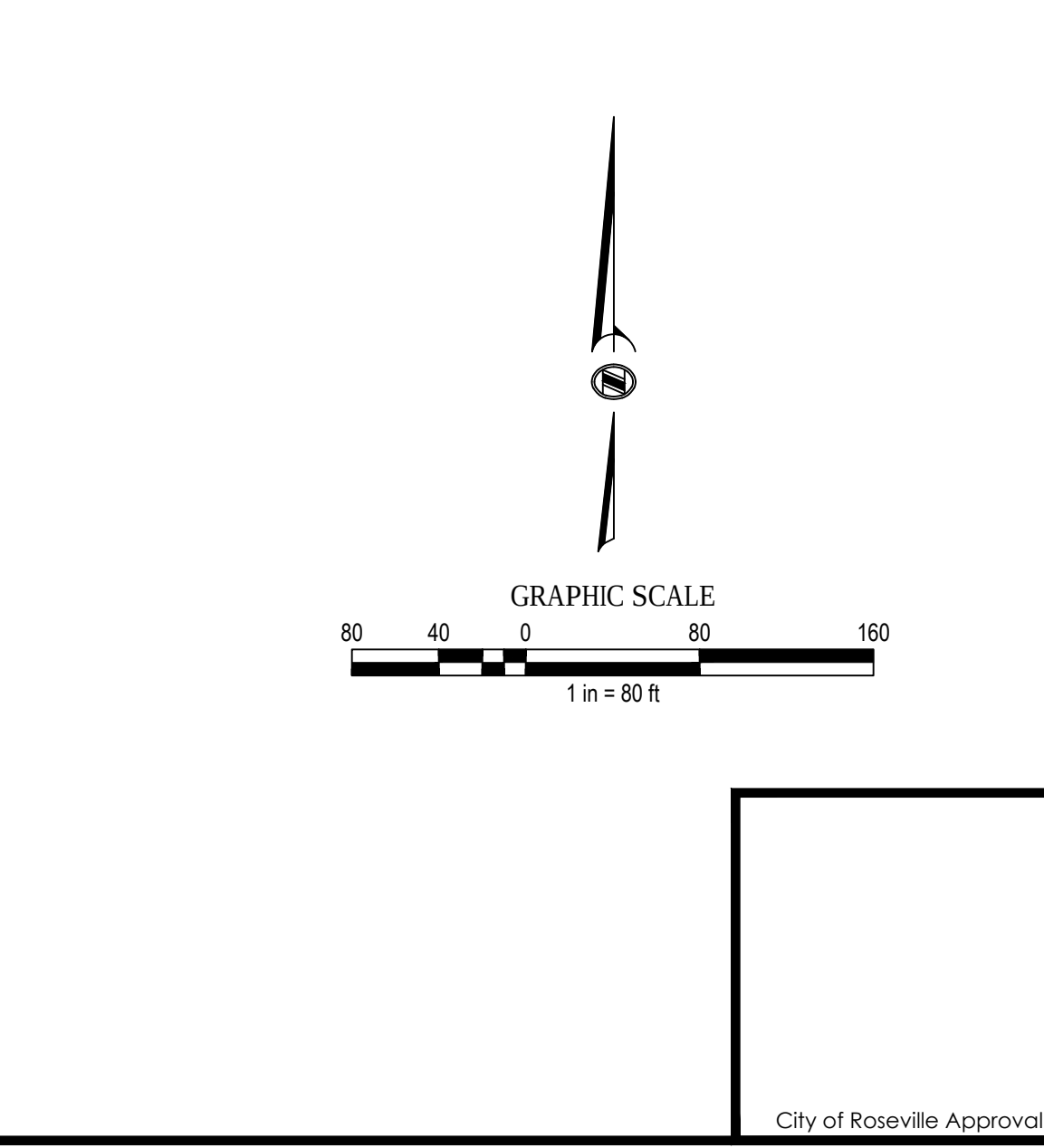
ABBREVIATIONS

PHASED SMALL LOT
TENTATIVE SUBDIVISION MAP
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
SHEET 1 OF 7
A MERGER & RE-SUBDIVISION OF LOTS
14, 19 - 23, 25, A, B, G AND
PORTIONS OF 13, 15 & 16 OF DD MAPS 47



OWNER / APPLICANT BBC ROSEVILLE OAKS, LLC CONTACT: STEPHEN DES JARDINS 130 DIAMOND CREEK PLACE ROSEVILLE, CA 95747 PHONE: (916) 766-8158	PLANNER / ENGINEER MORTON & PITALO, INC. 2870 GATEWAY OAKS DR., SUITE #120 SACRAMENTO, CA 95833 CONTACT: KEN TOPPER / SCOTT PEDERSEN PHONE: (916) 466-8781 EMAIL: KTOPPER@MPENGR.COM SPEDERSEN@MPENGR.COM
UTILITY PROVIDERS WATER: CITY OF ROSEVILLE WASTES: CITY OF ROSEVILLE GAS: PG&E ELECTRIC: ROSEVILLE ELECTRIC TELEPHONE: ROSEVILLE TELEPHONE CABLE TV: COMCAST	
SERVICE PROVIDERS SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT FIRE PROTECTION: ROSEVILLE CITY SCHOOL DISTRICT POLICE PROTECTION: CITY OF ROSEVILLE STORM DRAINAGE: CITY OF ROSEVILLE SOLID WASTE: CITY OF ROSEVILLE	
PROJECT INFORMATION ASSESSOR PARCEL NUMBERS: 481-270-004-011, 016, 032, 043, 045 & PORTIONS OF 481-270-002 & 005 USE: VACANT EXISTING ZONING: RS/D, RS/D, PR PROPOSED ZONING: RS/D, PR EXISTING GENERAL PLAN: LDR, MDR, HDR, PARK PROPOSED GENERAL PLAN: LDR, MDR, PARK EXISTING NUMBER OF PARCELS: 11 ACRES: 45.67 ± AC PROPOSED NUMBER OF LOTS: 242 TYPE: RESIDENTIAL LOTS DRAINAGE / BIKEWAY / WATER QUALITY (CITY) PARK LOTS (CITY)	

PROJECT INFORMATION		
NO	DATE	DESCRIPTION
REVISIONS		
BENCH MARK		
ELEV = 112.83		
3-1/4" BRASS DISC STAMED L55614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN		
COMPUTED BY		
DESIGNED BY		
DRAWN BY		
PROJECT ENGINEER		
PROJECT		
ENTITLEMENT DRAWINGS FOR		
CAMPUS OAKS		
MASTER PLAN		
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64		
AND PORTIONS OF 11, 12, & 14		
ROSEVILLE, CA		
DRAWING		
OVERALL PRELIMINARY PHASING PLAN		
DATE		
MARCH 11, 2020		
SHEET		
1		
SCALE		
1"=80'		
OF		
JOB NUMBER		
13-0076-03		
1		



PC EHXIBIT H

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • 95630
75 Iron Point Circle, Suite #120
Folsom, CA 95630
Phone: (916) 984-7621
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CONSULTANT

APPROVALS

City of Roseville Approval

NOT FOR CONSTRUCTION



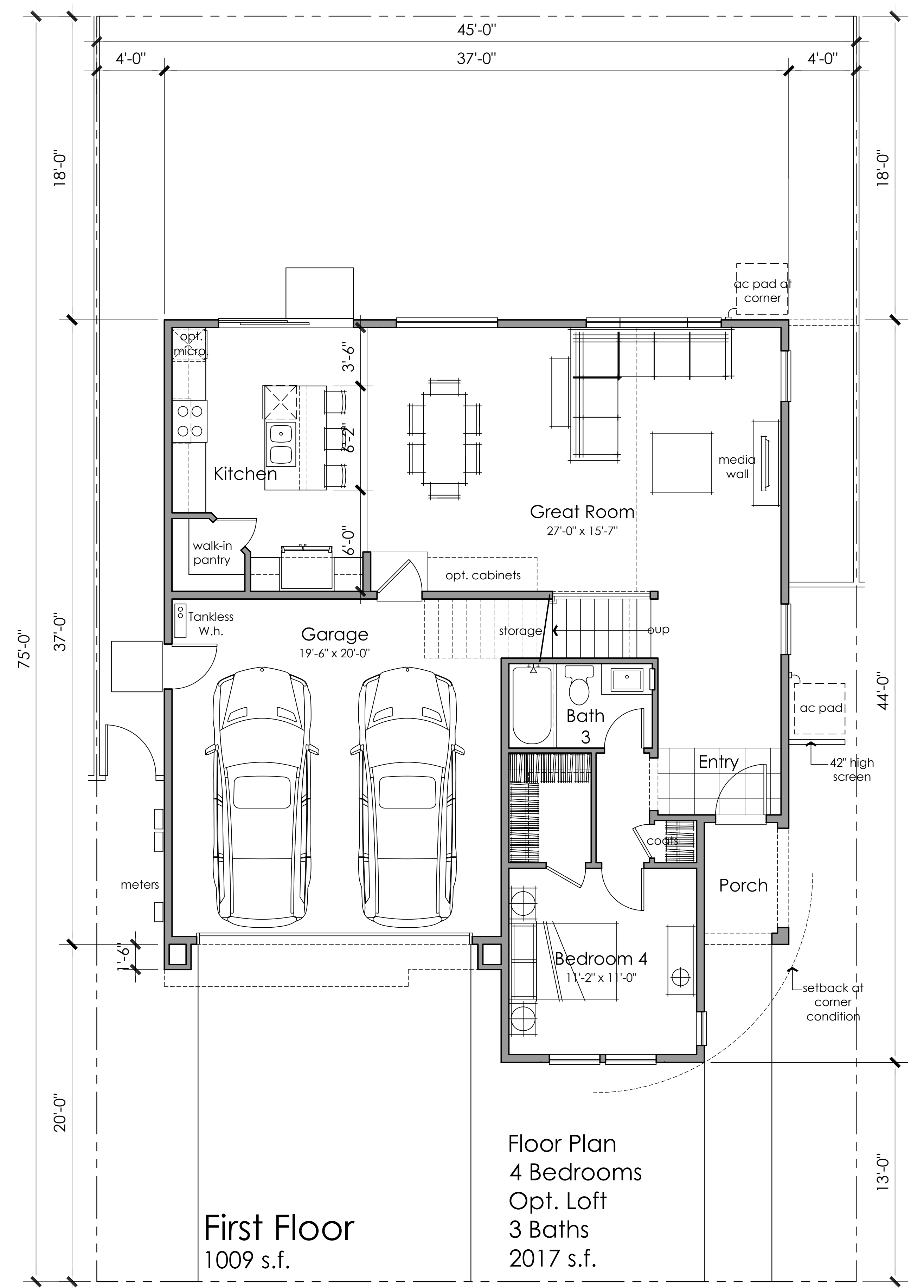
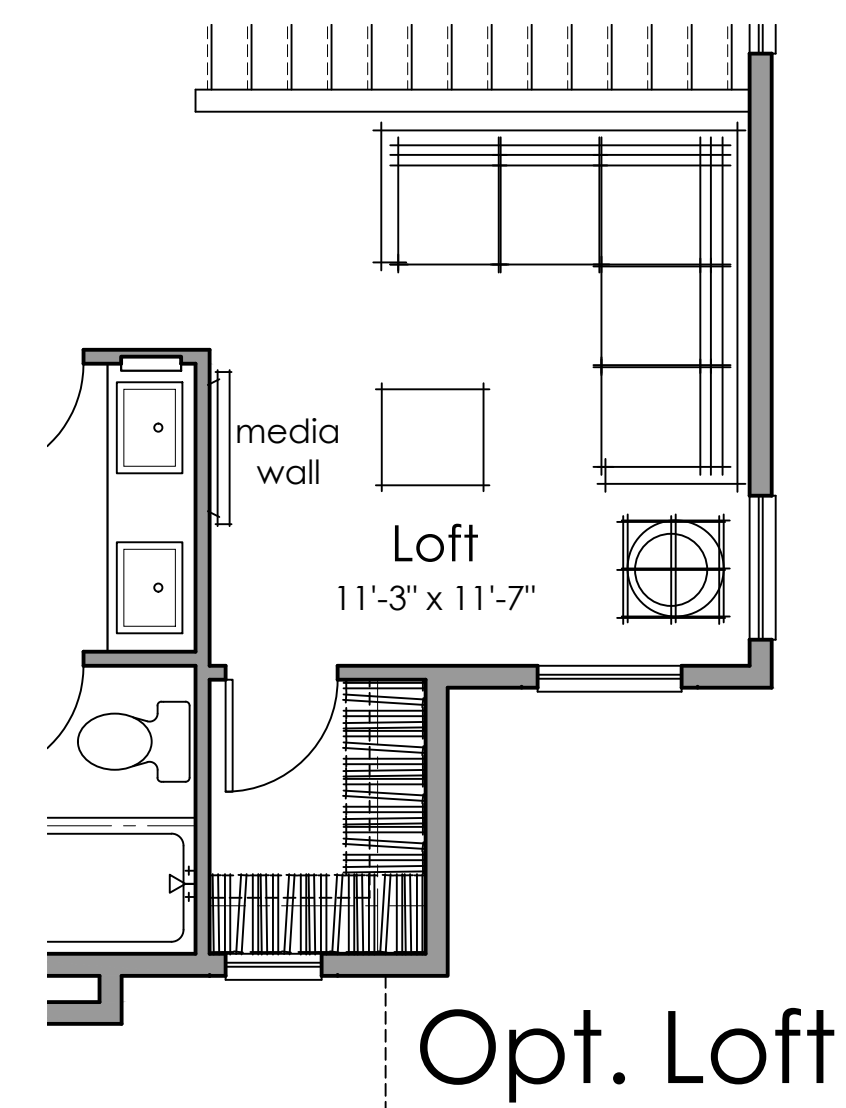
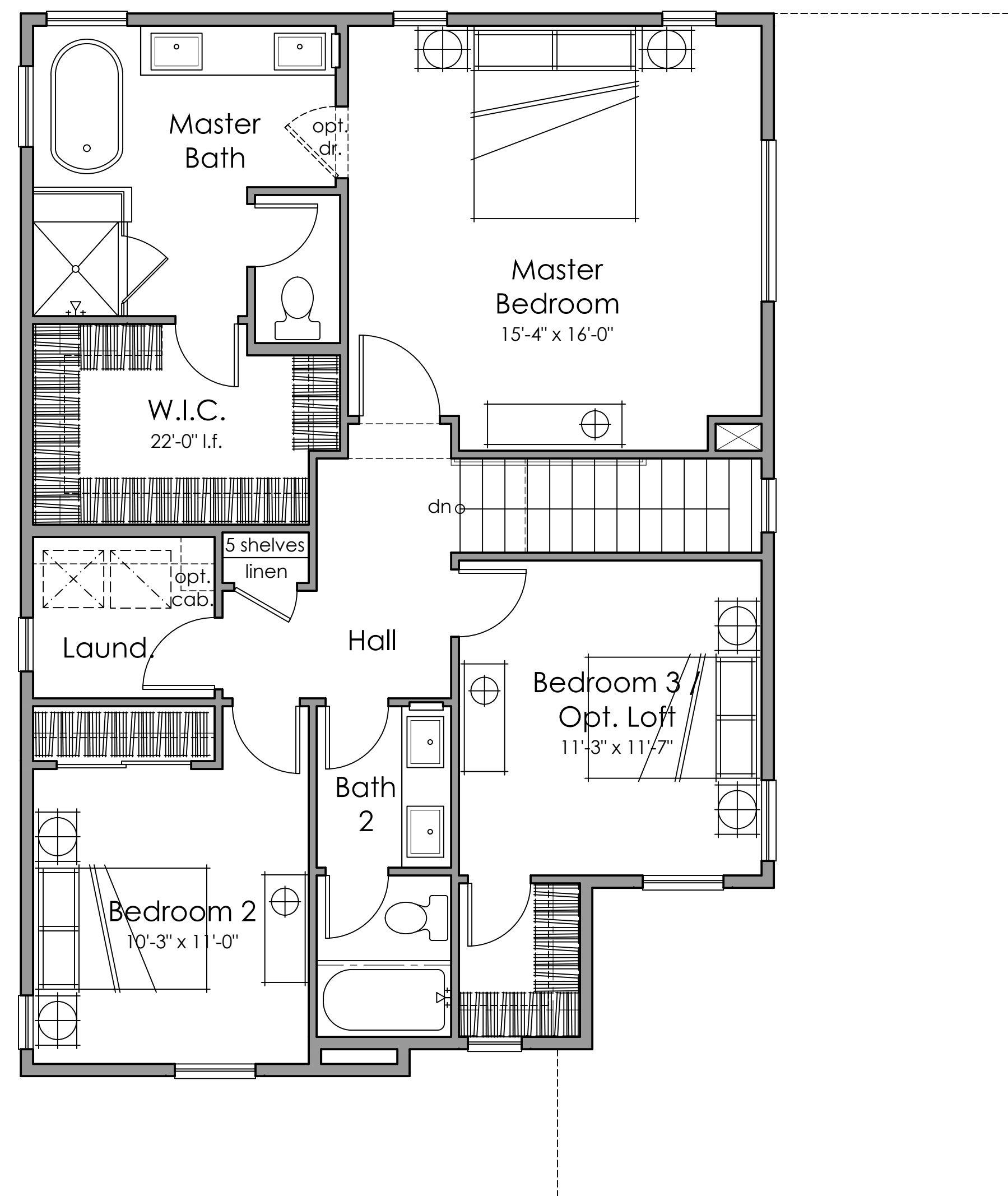
Front Elevation - 1 - Spanish



Front Elevation - 3 - Italianate



Front Elevation - 2 - Farmhouse



SPANISH

Characterized by simply articulated details, directectness, adaptability and contrast of materials and textures

DESIGN ELEMENTS

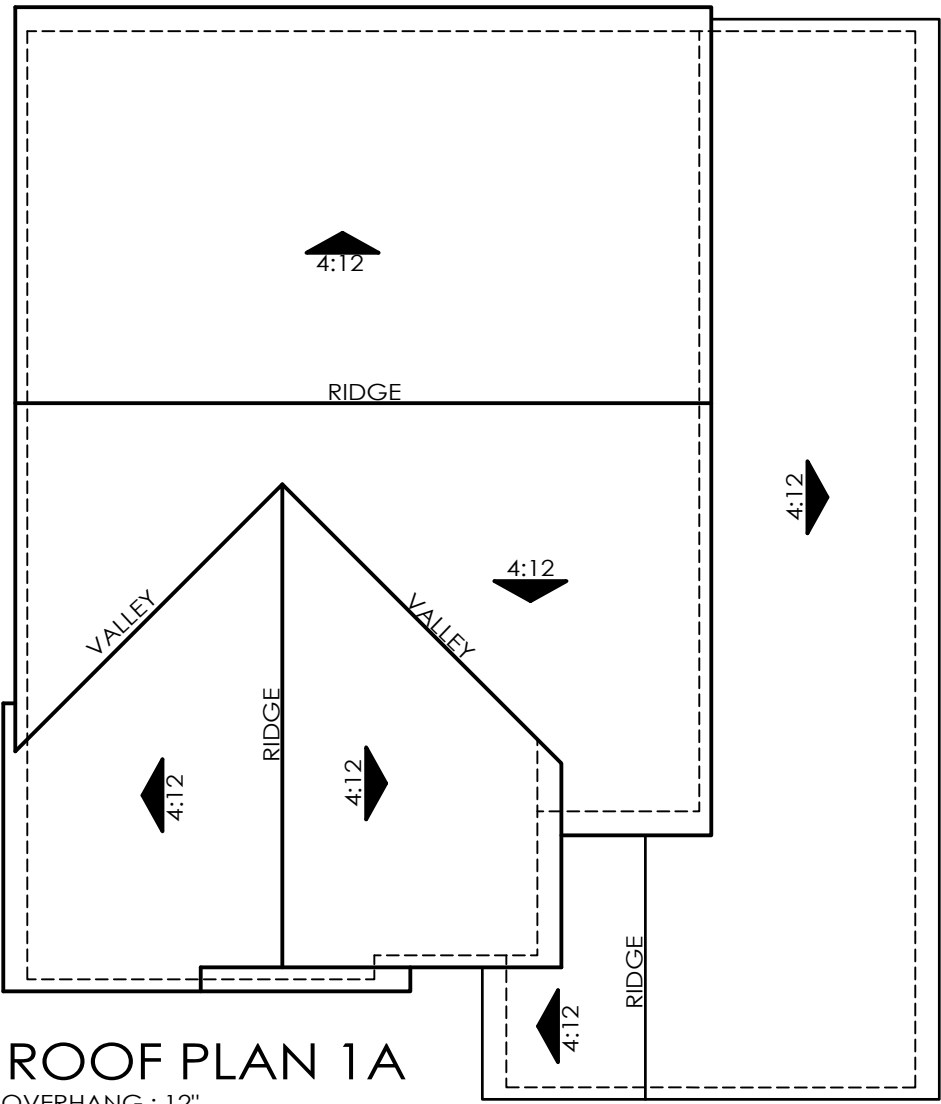
Two Story Massing
Stucco Exterior Finish
S Shaped Concrete Tile
Low Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbel Details
Shutters
Foam Outlookers



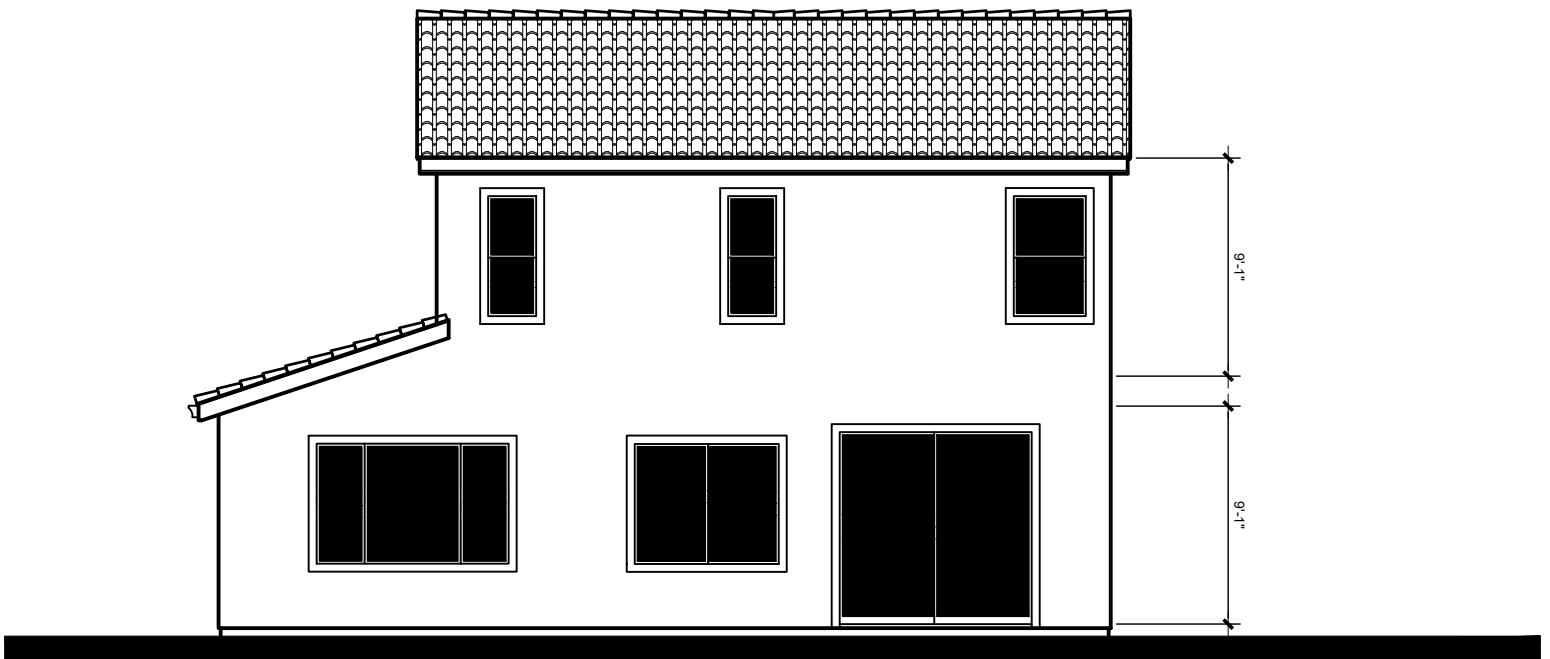
Front Elevations - Spanish



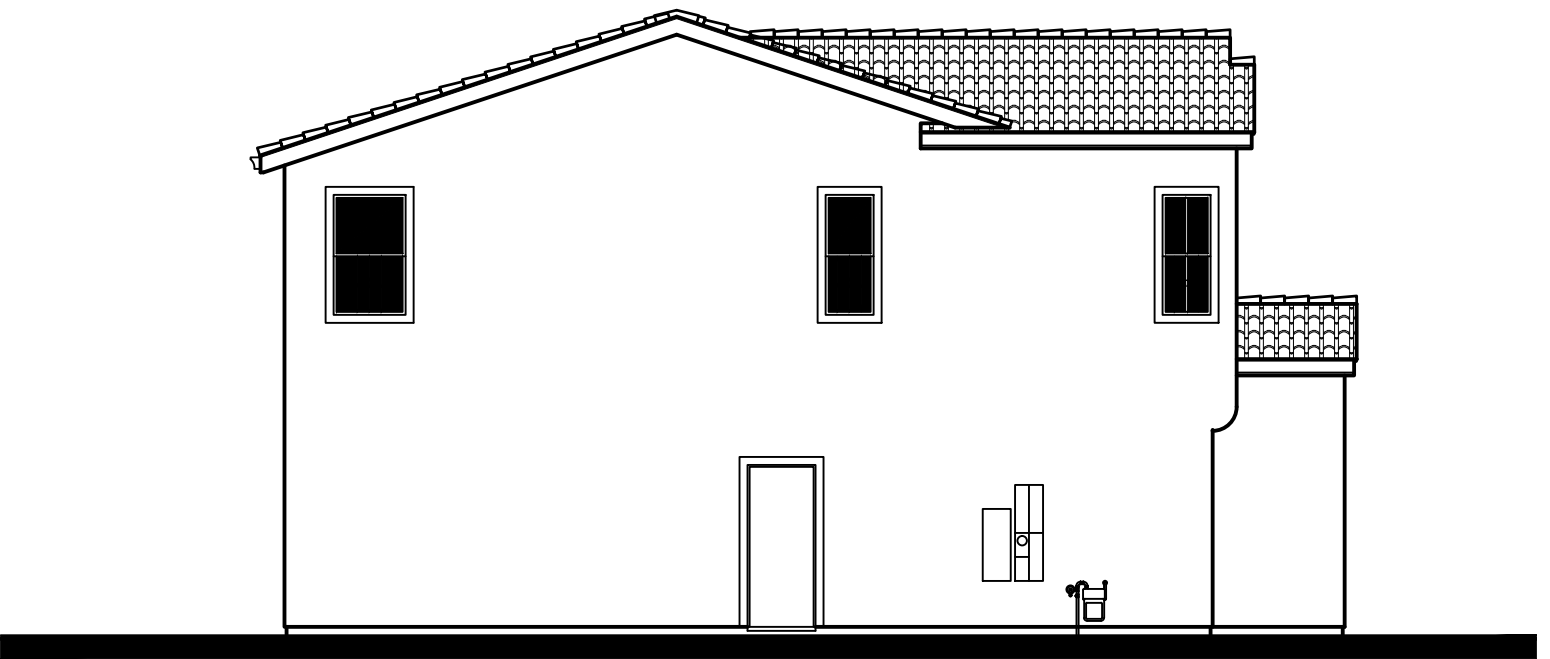
ROOF PLAN 1A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O



Right Elevation



Rear Elevation



Left Elevation



Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



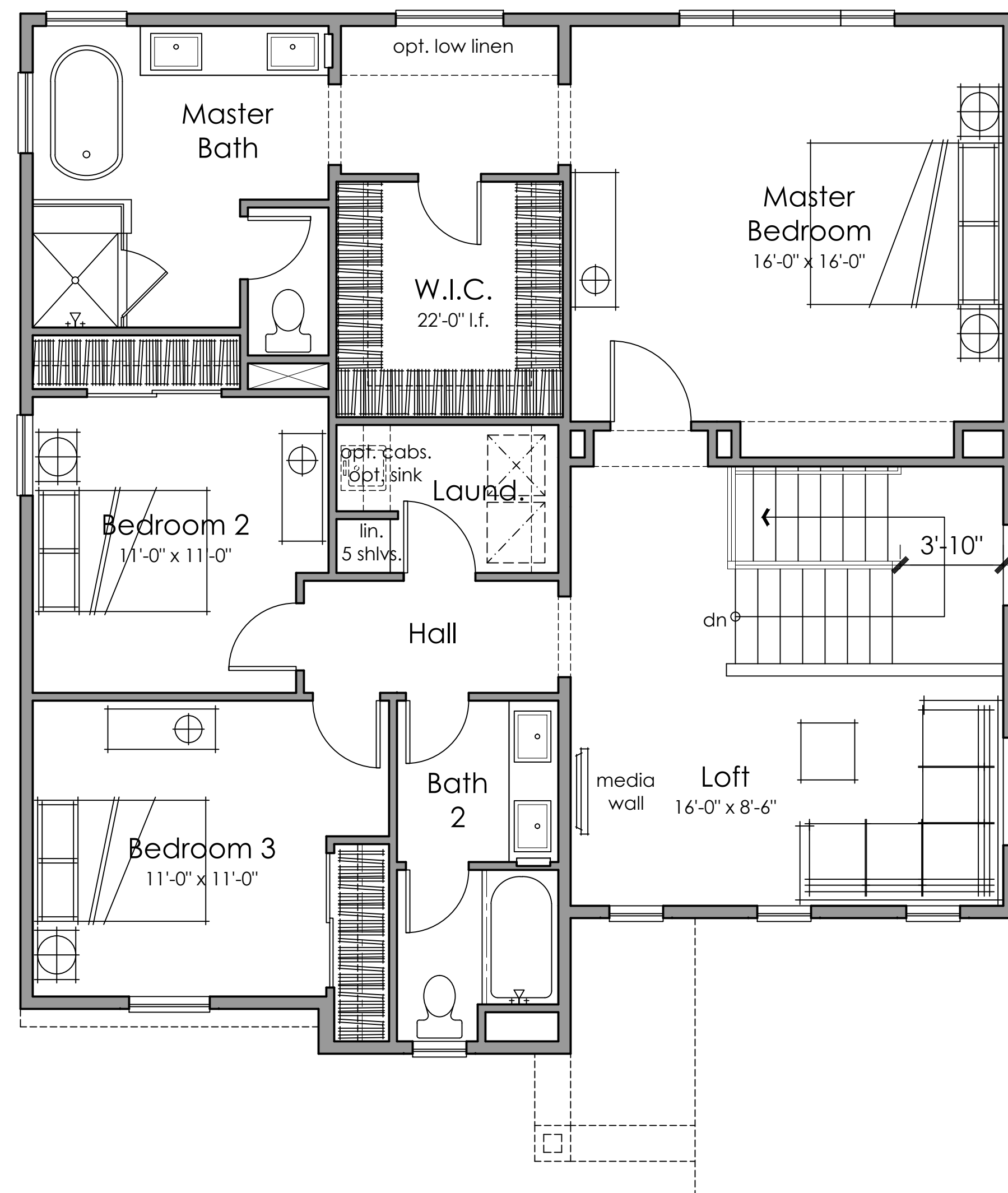
CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

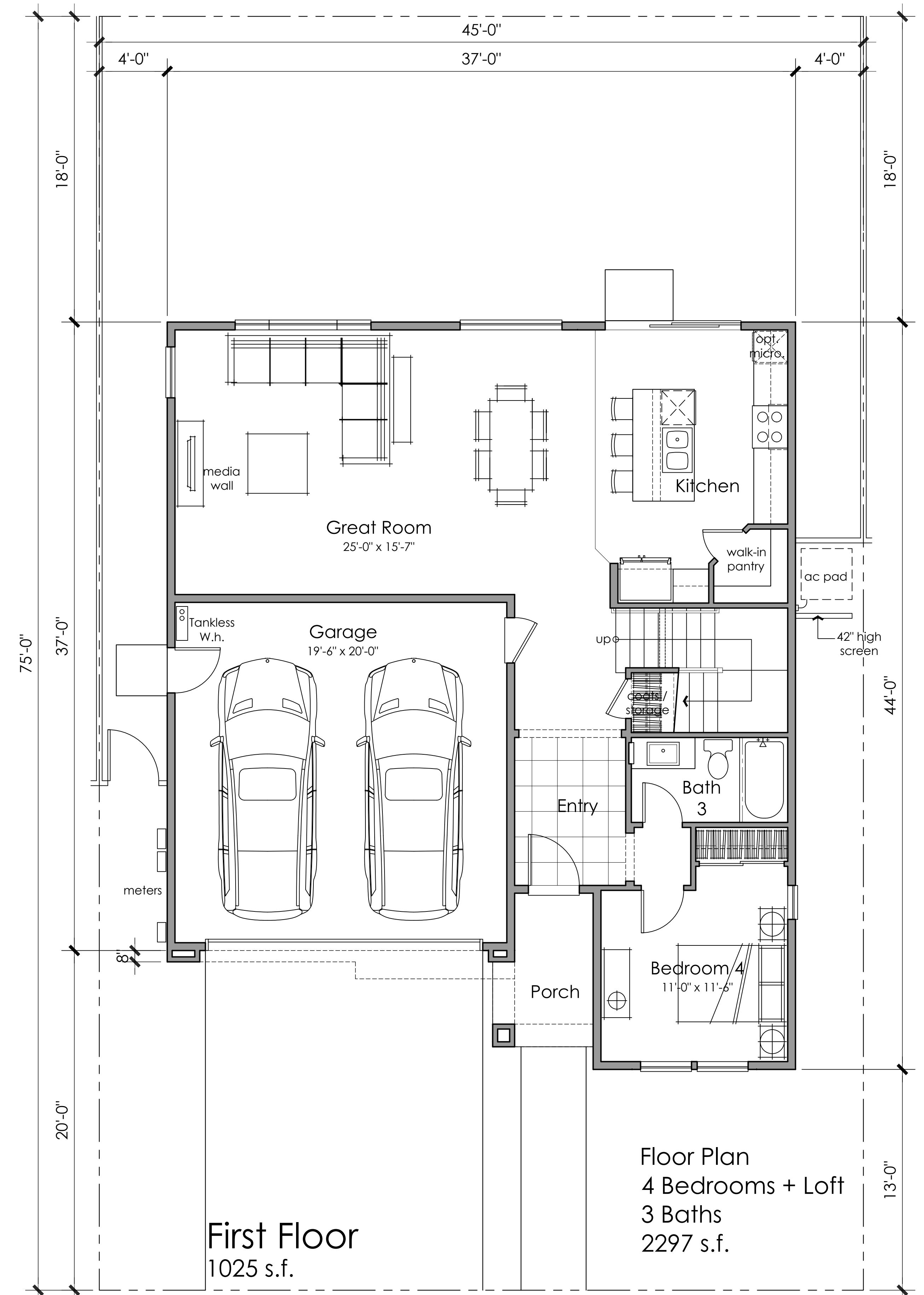
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - PLAN 1A

A1.2



Second Floor
1272 s.f.



First Floor
1025 s.f.

Floor Plan
4 Bedrooms + Loft
3 Baths
2297 s.f.

FARMHOUSE
Characterized by a asymmetrical,
casual cottage look. It represents a
practical and picturesque country
home.

DESIGN ELEMENTS

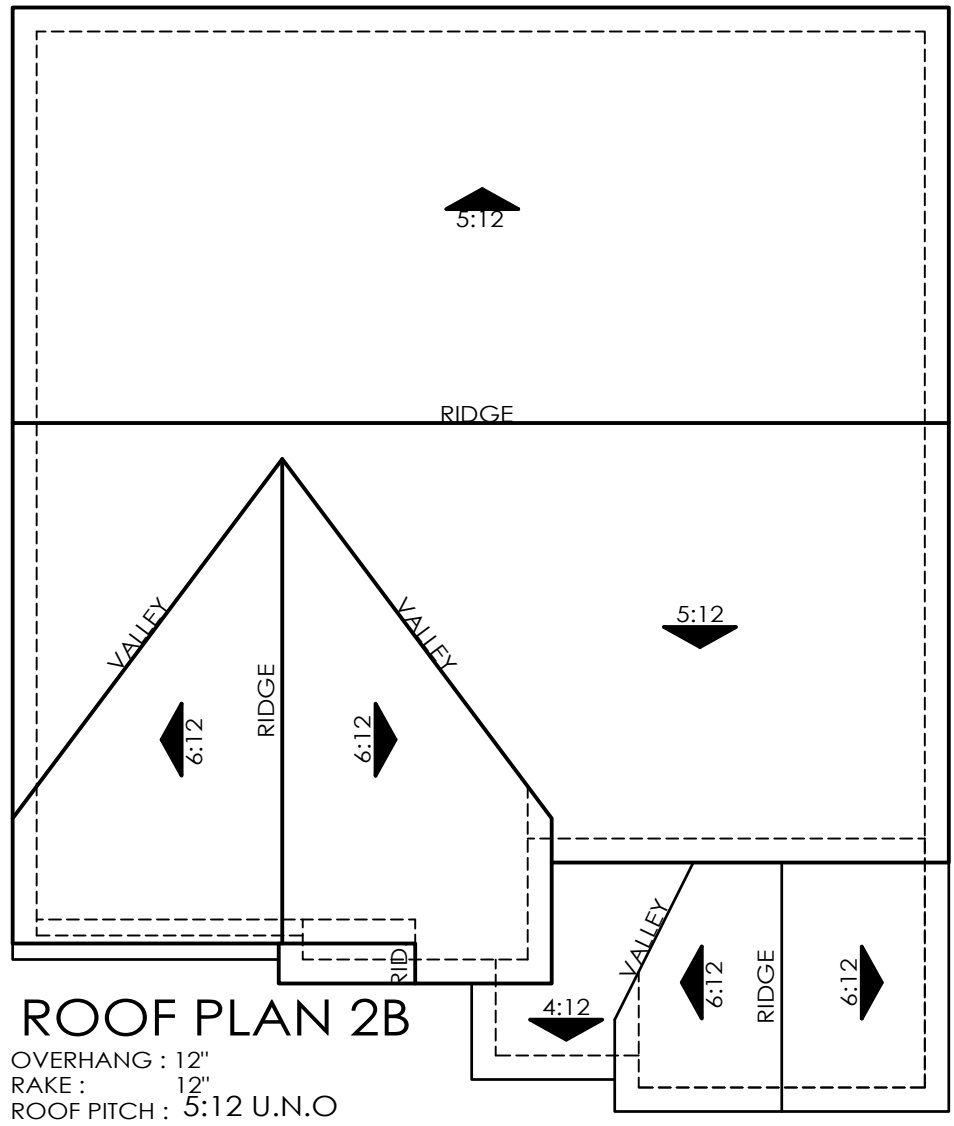
Two Story Massing
Stucco Exterior Finish
Flat Concrete Tile
Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

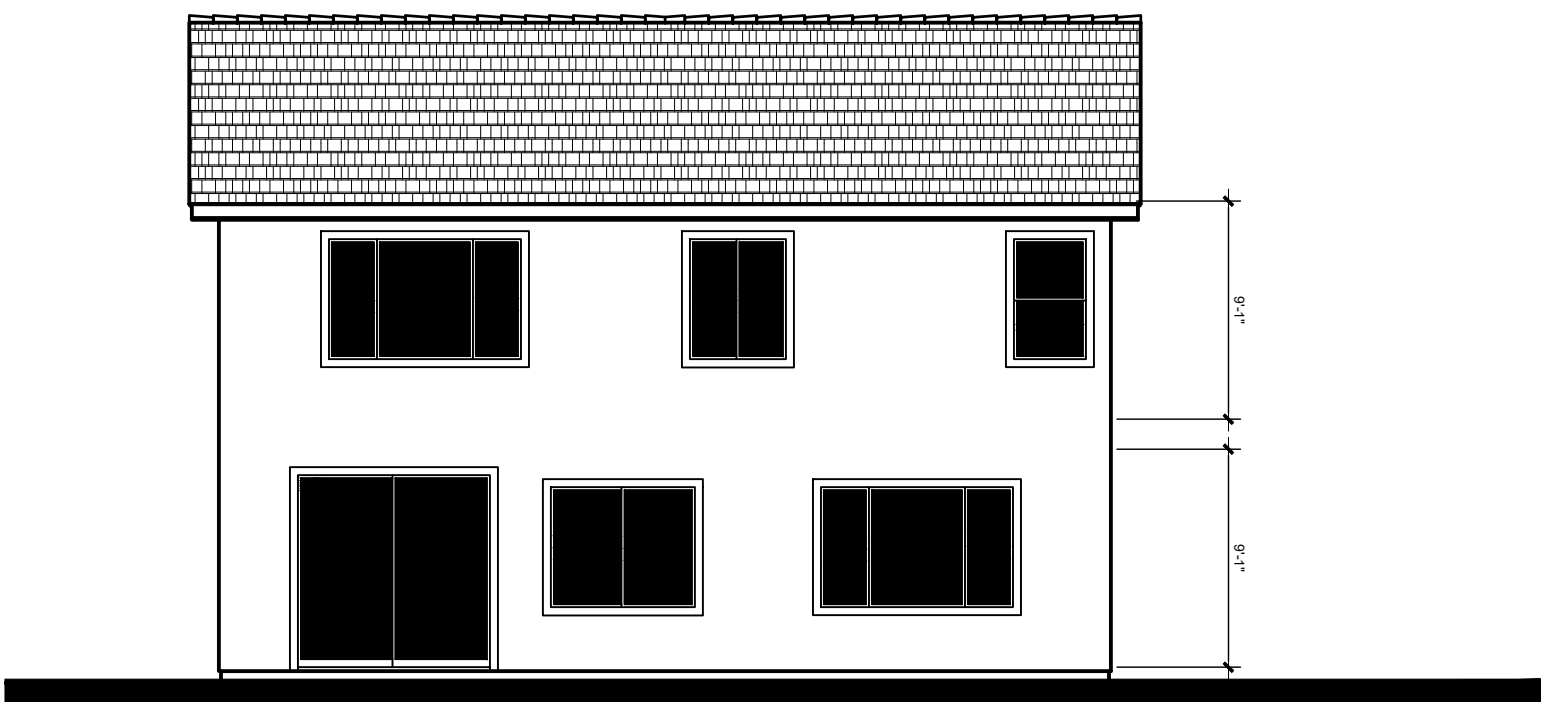
Post and Beam
Board and Batt
Brick Veneer



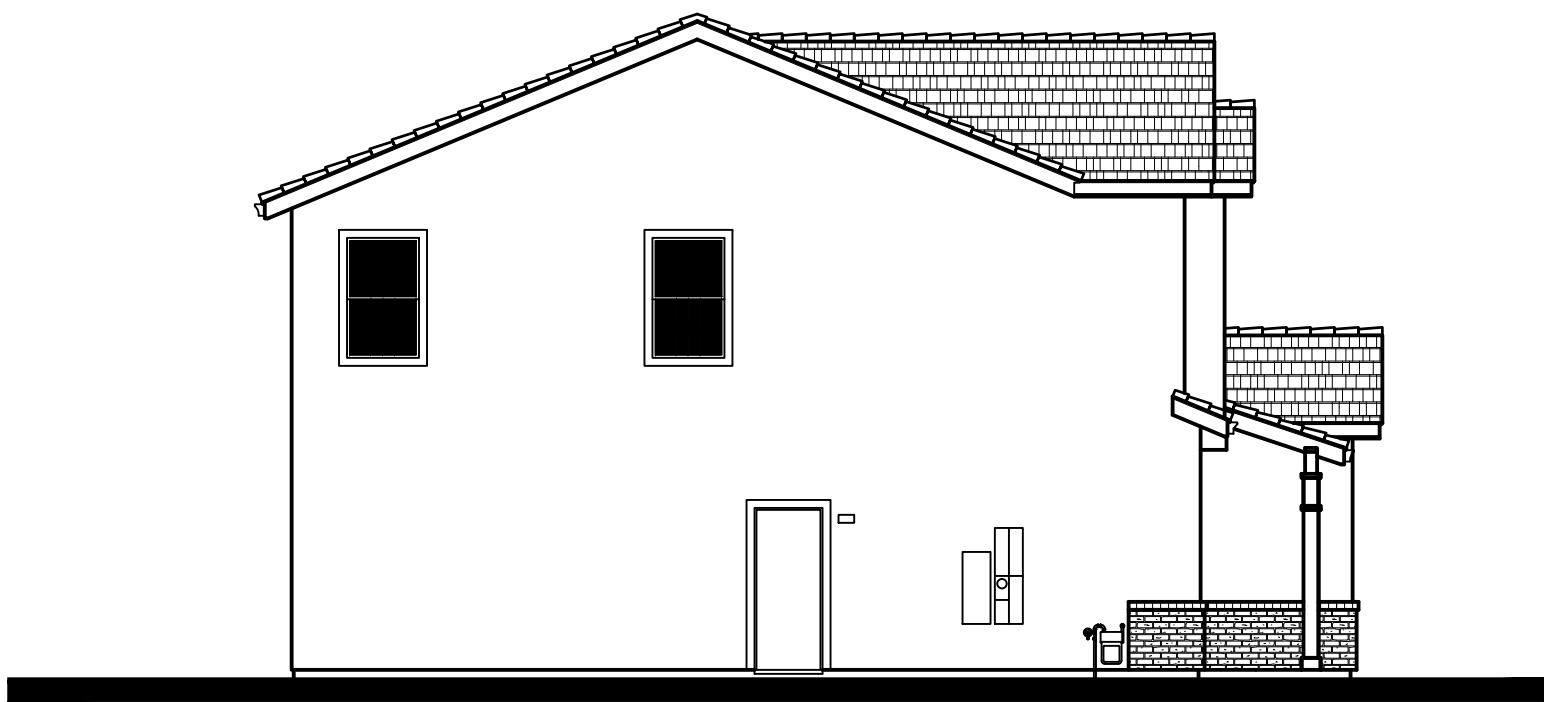
FRONT ELEVATION - 2B Farmhouse



Right Elevation



Rear Elevation



Left Elevation



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The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



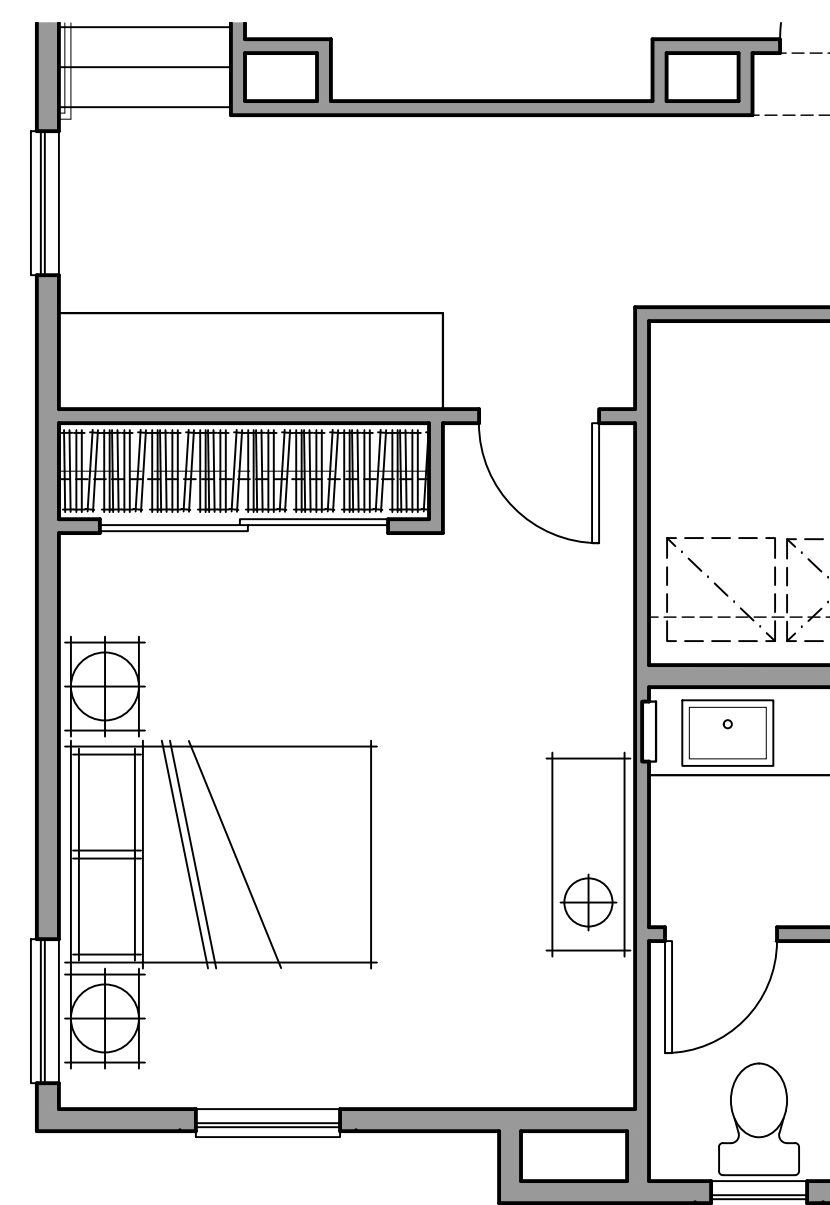
CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

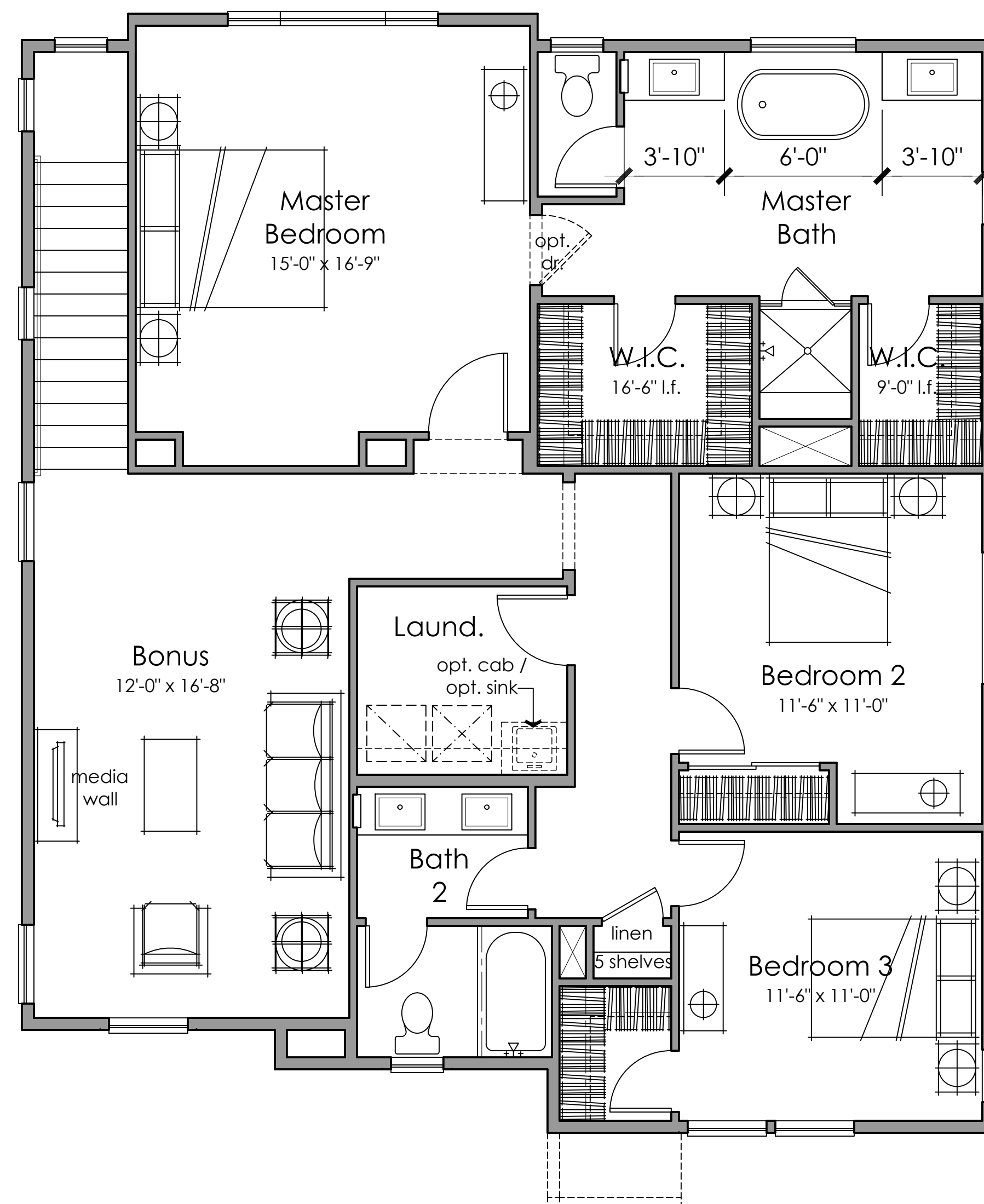
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EXTERIOR ELEVATIONS - PLAN 2B

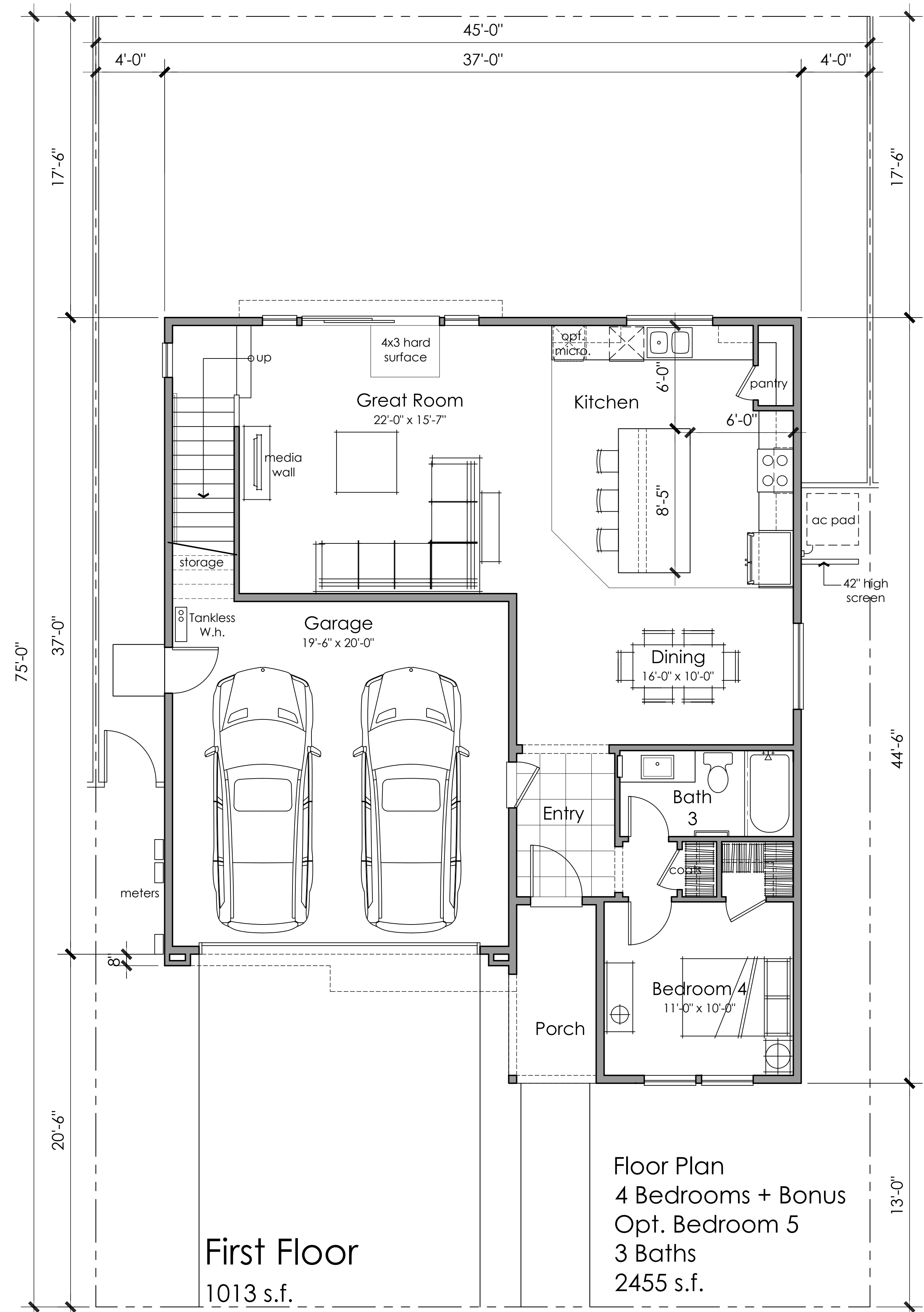
A2.2



Opt. Bedroom 5



Second Floor
1442 s.f.



First Floor
1013 s.f.

Floor Plan
4 Bedrooms + Bonus
Opt. Bedroom 5
3 Baths
2455 s.f.

ITALIANATE
Characterized by a formal and rigidly symmetrical facade.

DESIGN ELEMENTS

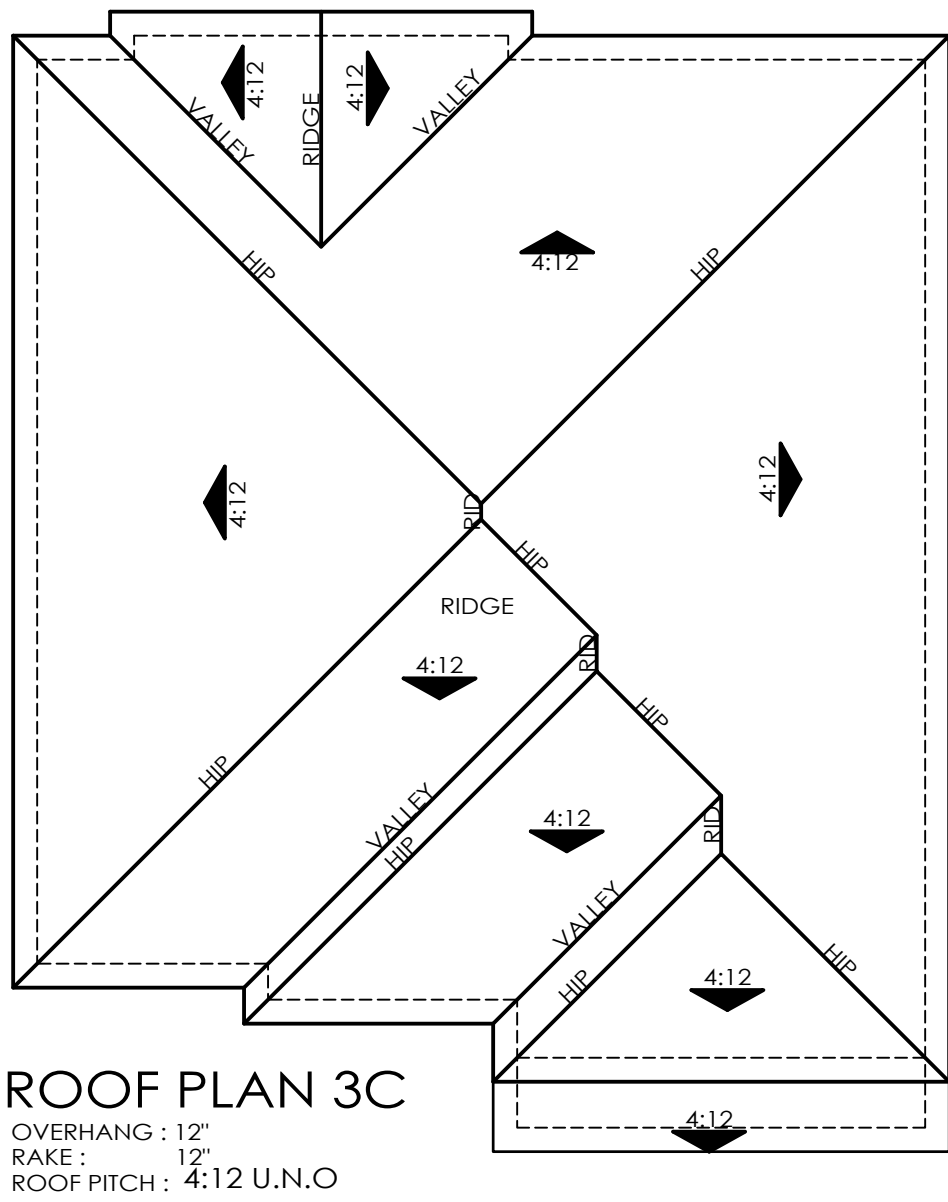
- Two Story Massing
- Stucco Exterior Finish
- S Shaped Concrete Tile
- Lower Pitched Roofs

ENHANCED DESIGN ELEMENTS

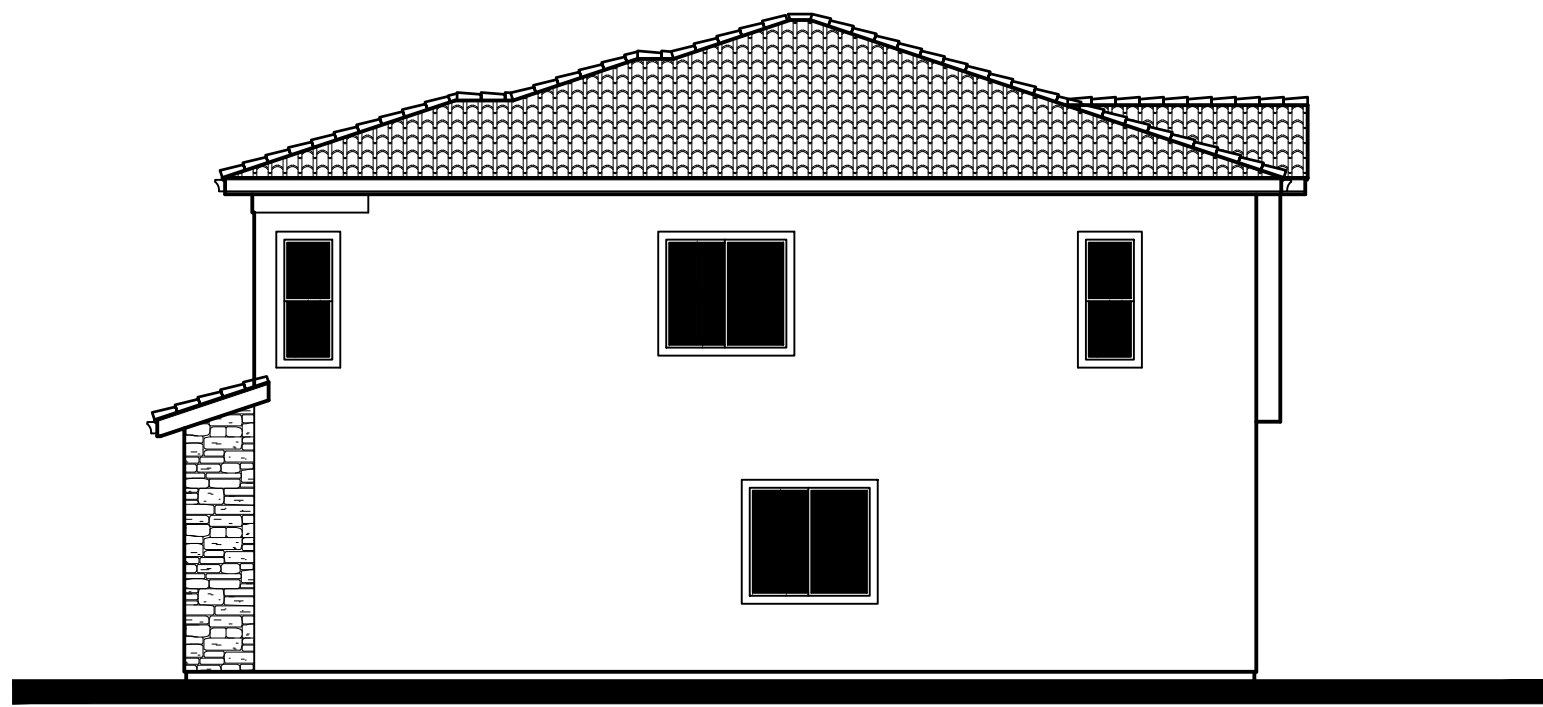
- Corbels
- Stone Veneer



Front Elevations - 3C Italianate



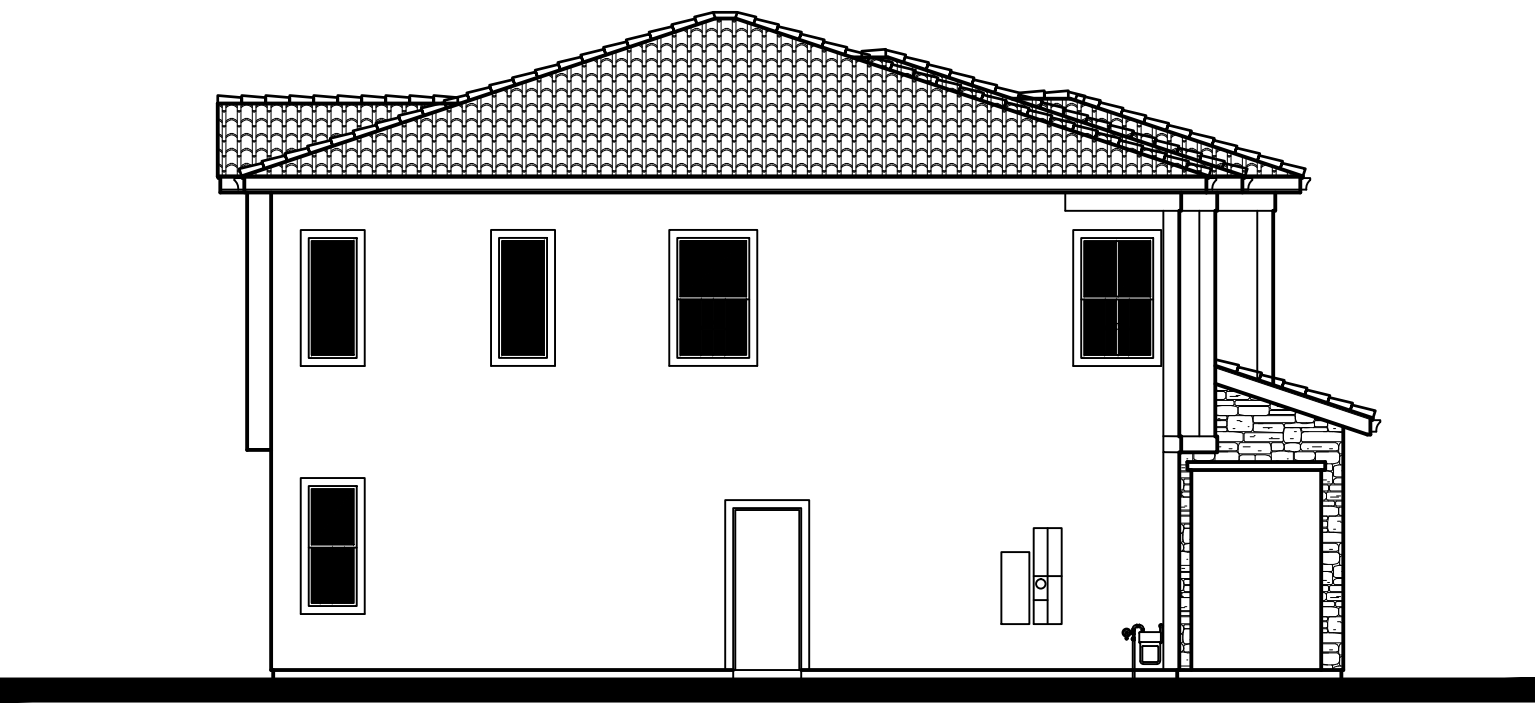
ROOF PLAN 3C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O



Right Elevation



Rear Elevation



Left Elevation



Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - PLAN 3C

A3.2

Exhibit "A"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 7	
Single Family	
Lot Size (minimum)	
Area	4,300 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "B"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 12	
Single Family	
Lot Size (minimum)	
Area	4,300 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 10 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "C"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 6	
Single Family	
Lot Size (minimum)	
Area	3,600 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "D"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 2	
Single Family	
Lot Size (minimum)	
Area	5,000 sq. ft.
Width	50 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.



MASTER PLAN

An Amendment to the Hewlett-Packard
Roseville Campus
Master Plan

CITY OF ROSEVILLE

Originally Adopted August 5, 2015

Last Amended ~~December 5~~, 2020 ~~18~~



A BLUEPRINT COMMUNITY



MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE

Adopted August 5, 2015

Resolution No. 15-371

Amended August 17, 2016

Resolution No. 16-367

Amended December 5, 2018

Resolution No. 18-494

Amended _____, 2020

Resolution No. 20-XXX

Prepared by:

Environmental Science Associates



In Association with:

Morton & Pitalo

Municipal Consulting Group

Dahlin Group

Furhman Leamy Land Group

Preface

The *Hewlett-Packard Roseville Campus Master Plan* established development regulations for approximately 500 acres at the southwest corner of Blue Oaks and Foothills Boulevards within the City of Roseville's North Industrial Planning Area. Originally adopted in June 1996, the Master Plan envisioned a manufacturing and office campus to accommodate Hewlett-Packard's existing and planned operations. Hewlett-Packard ~~has~~ subsequently adjusted its facilities needs for the Roseville campus, divesting its ~~interests ownership~~ in all but a portion of the Master Plan Area. While substantial development ~~hasd~~ occurred on the eastern portion of the Master Plan Area, including Hewlett-Packard's facilities, the western portion ~~hasd~~ remained undeveloped.

This amendment to the Master Plan incorporates the **Hewlett-Packard | Campus Oaks (HPCO) Master Plan**, providing for a mixed use community on a 375.7-acre portion of the original Master Plan Area. The HPCO Project Area is organized into two physically and functionally integrated sub-areas: the **Hewlett-Packard Campus** accommodating existing and planned light industrial, recreation and related uses; and **Campus Oaks** planned for a new mix of tech/business park (LI), ~~office~~, commercial, residential, park and recreation, open space and public uses.

The HPCO Master Plan supersedes all prior Master Plan requirements for the HPCO Project Area. All development projects, infrastructure improvements and other activities within the Project Area are required to be consistent with this Master Plan and related documents. The HPCO Master Plan is intended to provide a framework for development while maintaining flexibility.

Project Objectives

The following objectives build upon and broaden those established by the original 1996 Master Plan:

- Accommodate the intended dynamic growth of the Hewlett-Packard Campus
- Enable Hewlett-Packard to continue locating its buildings and operations on a single consolidated campus providing for operational and logistical efficiency
- Satisfy the needs of Hewlett-Packard to maintain facility siting and sizing flexibility and the ability to respond quickly to changing business conditions in the dynamic markets in which it competes

01 The HPCO Project Area

The HPCO Project Area has been designated for development since 1978. Surrounded by established employment, commercial and residential uses, the eastern portion of the Project Area is partially developed by Hewlett-Packard, one of Roseville's largest employers. Adjacent roadway and utility improvements serving the site have long been accounted for in the City's infrastructure planning and where applicable within associated funding programs, and natural resource impacts have been addressed, including Section 404 wetland permitting. On all accounts, the HPCO Project Area is "shovel ready" for an updated development approach. The following generally describes conditions as of the time of HPCO Master Plan adoption.

1.1 Strategic Location

The HPCO Project Area encompasses the southern and western portions of Hewlett-Packard Roseville Campus Master Plan Area located within the City of Roseville's North Industrial Planning Area (Figure 1-1). The 375.7 acre HPCO Project Area is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The Project Area is situated to take advantage of its desirable central location, high visibility, ease of regional access, and favorable market position to attract renewed growth opportunities to the City.

The HPCO Project Area is organized into two mutually supportive and intimately connected planning sub-areas; the Hewlett-Packard Campus and Campus Oaks (Figure 1-2):

- **Hewlett-Packard Campus.** Covering the eastern 141.2 acres of the Project Area, this sub-area currently includes Hewlett-Packard's facilities. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- **Campus Oaks.** Covering the western 234.5 acres of the Project Area, this sub-area is currently undeveloped, with the southern portion established as a City open space preserve. Campus Oaks is planned for a mix of tech/business park (LI), ~~office~~, commercial, residential, park and recreation, open space and public uses.

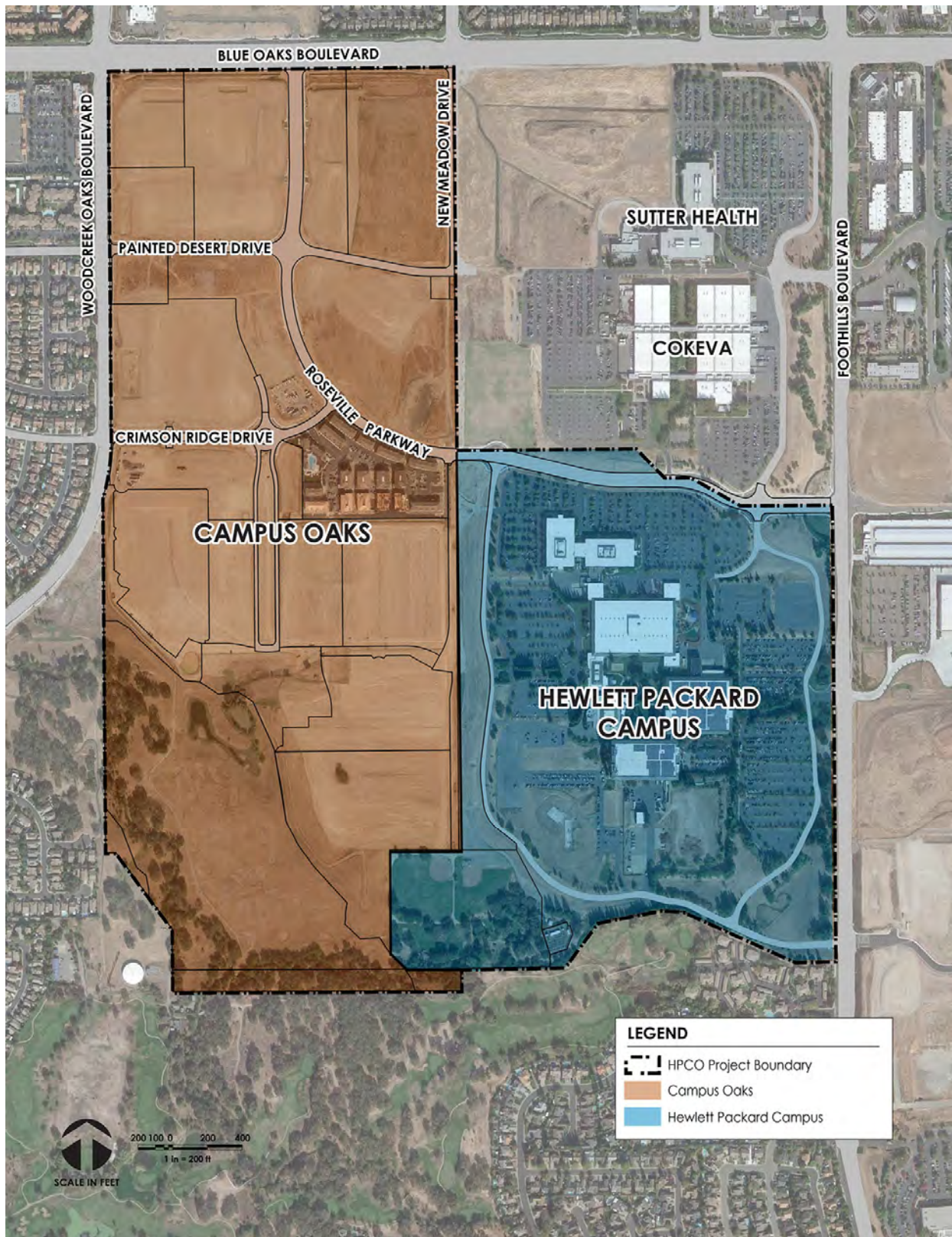


FIGURE 1-2: HPCO Project Area and Planning Sub-Areas - Figure Modified

TABLE 1-1 Master Plan Entitlement History

Adoption/ Amendment	Land Use	Total Capacity
1996 Master Plan adopted providing for light industrial and commercial uses, and an open space preserve	425.80 ac Light Industrial 28.50 ac Commercial 45.90 ac Open Space	3,991,000 sf Light Industrial 248,000 sf Commercial
TOTAL	500.2 ac	4,239,000 sf
2001 Master Plan amended to convert 28.5 acres of commercial to light industrial	451.80 ac Light Industrial 45.90 ac Open Space	4,217,000 sf Light Industrial
TOTAL	497.7 ac¹	4,217,000 sf
2015 Master Plan amended to incorporate the HPCO Master Plan providing for a revised mix of light industrial, commercial, office, tech/business park, residential, park and recreation, open space and public uses	HPCO PROJECT AREA 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LI) 29.64 <u>29.48</u> ac Commercial 99.33 <u>96.49</u> ac Residential 21.69 <u>23.64</u> ac Parks 46.35 Open Space 16.44 <u>17.48</u> ac Public & Roads	HPCO PROJECT AREA 2,700,000 <u>1,200,000</u> sf Light Industrial 300,000 sf Tech/Business Park 240,000 sf Commercial 948 du Residential
2016 Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained.		
2018 Master Plan amended to reconfigure Town Center and convert 10.5 acres from office to commercial.		
<u>2019 Master Plan amended to reconfigure neighborhood densities and park boundaries.</u>	REMAINDER OF HP MASTER PLAN AREA: 114.74 ac Light Industrial 1.70 ac Public & Roads	REMAINDER OF HP MASTER PLAN AREA <u>1,500,000 sf</u> <u>Light Industrial</u>
TOTAL	492.17 ac²	948 du 3,240,000 sf

Source: Hewlett-Packard Roseville Campus Master Plan 1996 and 2001, Hewlett-Packard 2015 and Morton & Pitalo ~~2016~~ 2019.

1. The reduction in total Master Plan Area acreage between 1996 and 2001 reflects removal of the Woodcreek Oaks Boulevard right-of-way from the Master Plan boundaries, as well as updated survey information.
2. The reduction in total Master Plan Area acreage ~~following between 2001 and 2015~~ reflects City purchase of a recycled water tank and pumping station site and removal of that area from the Master Plan, as well as updated survey information.
- ~~3. The reduction in existing development between 2001 and 2015 reflects demolition of Building R2, as well as updated building information provided by Hewlett-Packard.~~

2.2 Community Form

The HPCO Project Area’s physical form is organized into four distinct “districts” each distinguished by its mix of uses and intended built character (see Figure 2-1). While each district has a unique purpose, the districts are interrelated and functionally overlap, creating a mutually supportive mix of uses. These interrelationships are enhanced by the compact development pattern and interconnected street and trail systems that place jobs, housing and services in close proximity to each other.

EMPLOYMENT CENTER

The Employment Center includes existing and planned light industrial uses within the Hewlett-Packard Campus, as well the Tech/Business Park (LI) uses within Campus Oaks. When combined with other employment uses within the larger Master Plan Area, these uses comprise a major integrated job center in the City providing for over 3 million square feet of existing and planned employment uses. The Employment Center addresses the City’s desire to retain employment opportunities within the Project Area to support the jobs/housing balance in the City, as well as to continue to position the North Industrial Planning Area as a major employment/industrial center for the South Placer region.

The proximity of a diverse range of housing and available services for employees is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely integrated mix of jobs, housing, services and amenities, the HPCO Master Plan enhances the appeal of the Project Area and nearby industrial uses for employment attraction and retention, further strengthening Roseville’s position as the region’s community of choice for business investment.

RESIDENTIAL NEIGHBORHOODS

The Residential Neighborhoods provide for comfortable, well connected and walkable living environments attractive to residents and accommodating the nearby workforce. Included are lower density, medium density and higher density attached and detached housing types within Campus Oaks that support a diversity of living options and lifestyles.

The form and diversity of the neighborhoods furthers the direction of the City’s General Plan and Blueprint Implementation Strategies to deliver a variety of housing choices in proximity to jobs and services, address the need for additional housing to support employees and job generation, supply new opportunities for the City to meet its Regional Housing Needs Allocation, and advance the City’s goal for a jobs/housing balance.

“Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances.”

CITY OF ROSEVILLE GENERAL
PLAN 2025



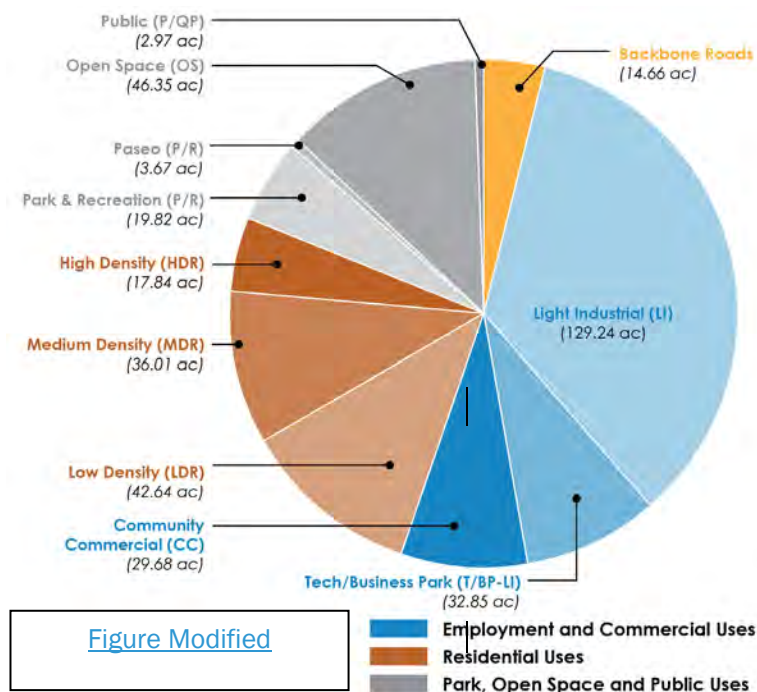
FIGURE 2-1: Community Form Districts - [Figure Modified](#)

03 Project Components

The HPCO Master Plan provides for the coordinated development of the Hewlett-Packard Campus and Campus Oaks as an integrated community. The intent is to ensure that development, public improvements and other activities successfully realize the project's Planning Principles. The following summarizes Project Area land use, mobility, utilities and public services components that form the overall framework for development. Land use designations, zoning districts, design guidelines and other provisions specific to the Hewlett-Packard Campus and Campus Oaks are included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, respectively.

3.1 Land Use

The HPCO Master Plan provides for a broad mix of employment, commercial, residential and public uses. Approximately 51 percent of Project Area acreage is designated for employment and commercial land uses, 26 percent for residential land uses, and 23 percent for parks, open space and public land uses. At buildout, the Project Area will support approximately 1.745 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs¹ depending upon the ultimate composition and operations of employment uses. The Project Area also supports 948 dwelling units providing for approximately 2,474 residents.²



¹ Based upon 433-750 s.f. per employee for LI & T/BP, and 400-450 s.f. per employee for CC (Economic Planning Systems and Institute of Transportation Engineers 2015).

² Based upon 2.61 persons per household (City of Roseville 2015).

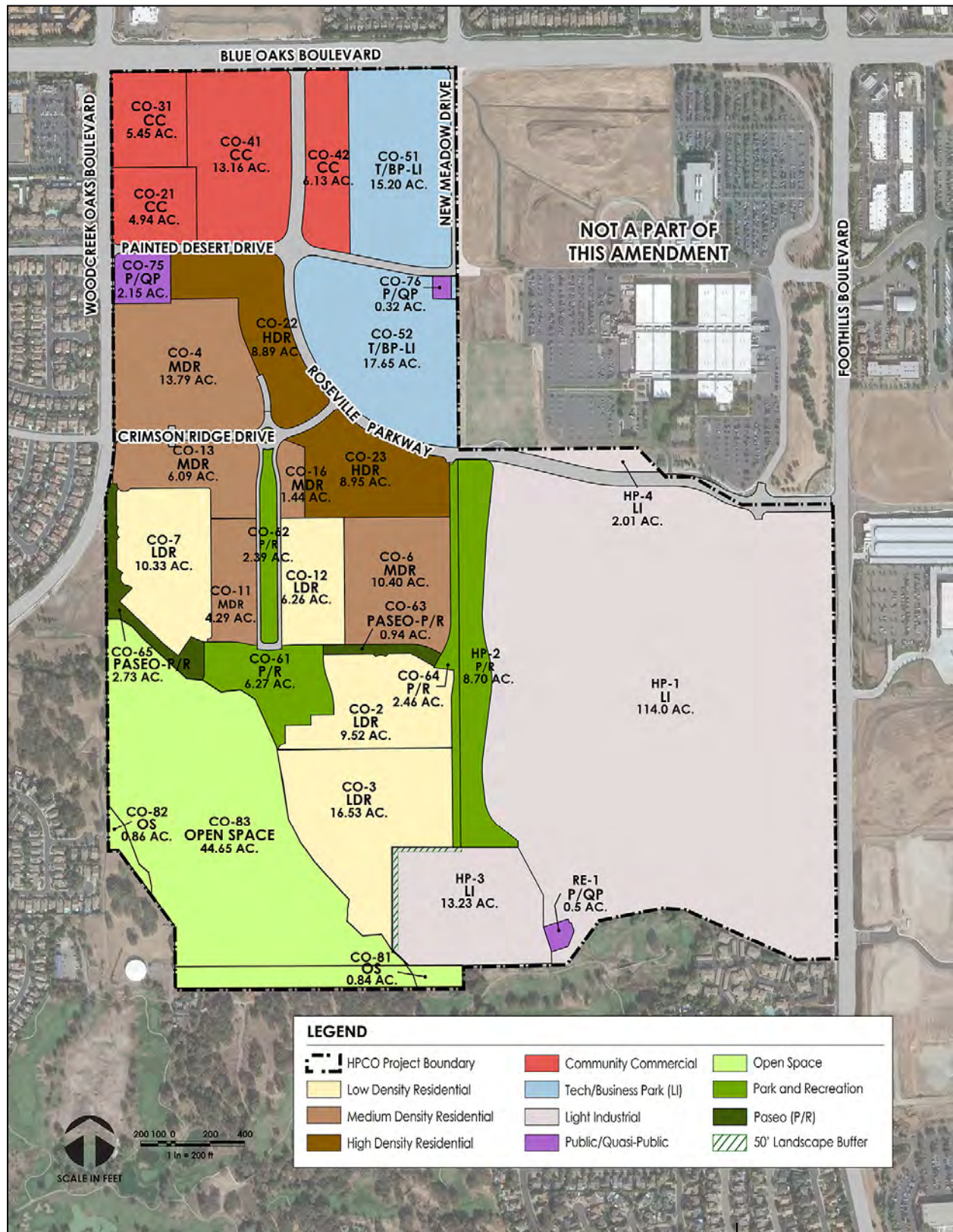


FIGURE 3-1: HPCO Project Area Land Use Diagram - [Figure Modified](#)

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
EMPLOYMENT AND COMMERCIAL USES									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Community Commercial (CC)	29.648 ac		240,000 sf	240,000 sf	19-40%	19%			
Sub-Total	191.773 ac	593,820 sf	1,146,180 sf	1,740,000 sf		21%			
RESIDENTIAL USES									
Low Density (LDR)	44.264 ac						2393 du	0.5-6.9	5.25
Medium Density (MDR)	336.01 ac						26319 du	7.0-12.9	7.98,9
High Density (HDR)	22.0617.8 ac						13.0+ du	22.20-7	
Sub-Total	96.499.33 ac						45739 du		9.85
							948 du		
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.8244 ac								
Paseo (P/R)	2.253.67 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
Sub-Total	72.961.01 ac								
Backbone Roads	13.14.664 ac								
TOTAL	375.7354 ac	593,820 sf	1,146,180 sf	1,740,000 sf		21%	948 du		9.5

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		129.24 ac			1,200,000 sf	21%
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
CO-21	CC	4.94 ac			22,290 sf	13%
CO-31	CC	5.45 ac			50,172 sf	13%
CO-41	CC	13.1608 ac			100,100 sf	18%
CO-42	CC	6.137 ac			66,179sf	25%
Sub-Total		29.684 ac			240,000sf	19%
Sub-Total Employment & Comm.		191.773 ac			1,740,000 sf	21%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21-9.52 ac	3659 du	5.86.2 du/ac		
CO-3	R1/DS	16.53 ac	6462 du	3.93.8 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.7810.33 ac	5870 du	5.96.8 du/ac		
CO-12	RS/DS	6.26 ac	42 du	6.7 du/ac		
Sub-Total		424.264 ac	2330 du	5.52 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.0613.79 ac	60132 du	8.59.6 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-6	RS/DS	10.40 ac	86 du	8.3 du/ac		
CO-11	RS/DS	4.724.29 ac	3438 du	7.28.9 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.346.09 ac	2451 du	7.28.4 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		

CO-16	RS/DS	<u>1,361.44</u> ac	<u>1012</u> du	<u>7.48.3</u> du/ac
Sub-Total		363.01 ac	261319 du	7.08.9 du/ac

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.408.89 ac	210 du	25.023.6 du/ac		
CO-23	R3/DS	8.95 ac	185186 du	20.720.8 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22.0617.84 ac	457396 du	20.722.2 du/ac		
Sub-Total Residential		99.3396.49 ac	948 du	9.59.8 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2 ¹	PR	8.7 ac				
CO-61	PR	5.706.27 ac				
CO-62	PR	2.622.39 ac				
CO-64	PR	2.422.46 ac				
Sub-Total		19.4419.82 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0.900.94 ac				
CO-65	PR (Paseo)	1.352.73 ac				
Sub-Total		2.253.67 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.97 ac				
Sub-Total Parks, OS & Public		71.0172.96 ac				
Backbone Roads		13.4714.66 ac				
TOTAL		3754.7354 ac	948 du	9.5 du/ac	1,740,000 sf	21%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

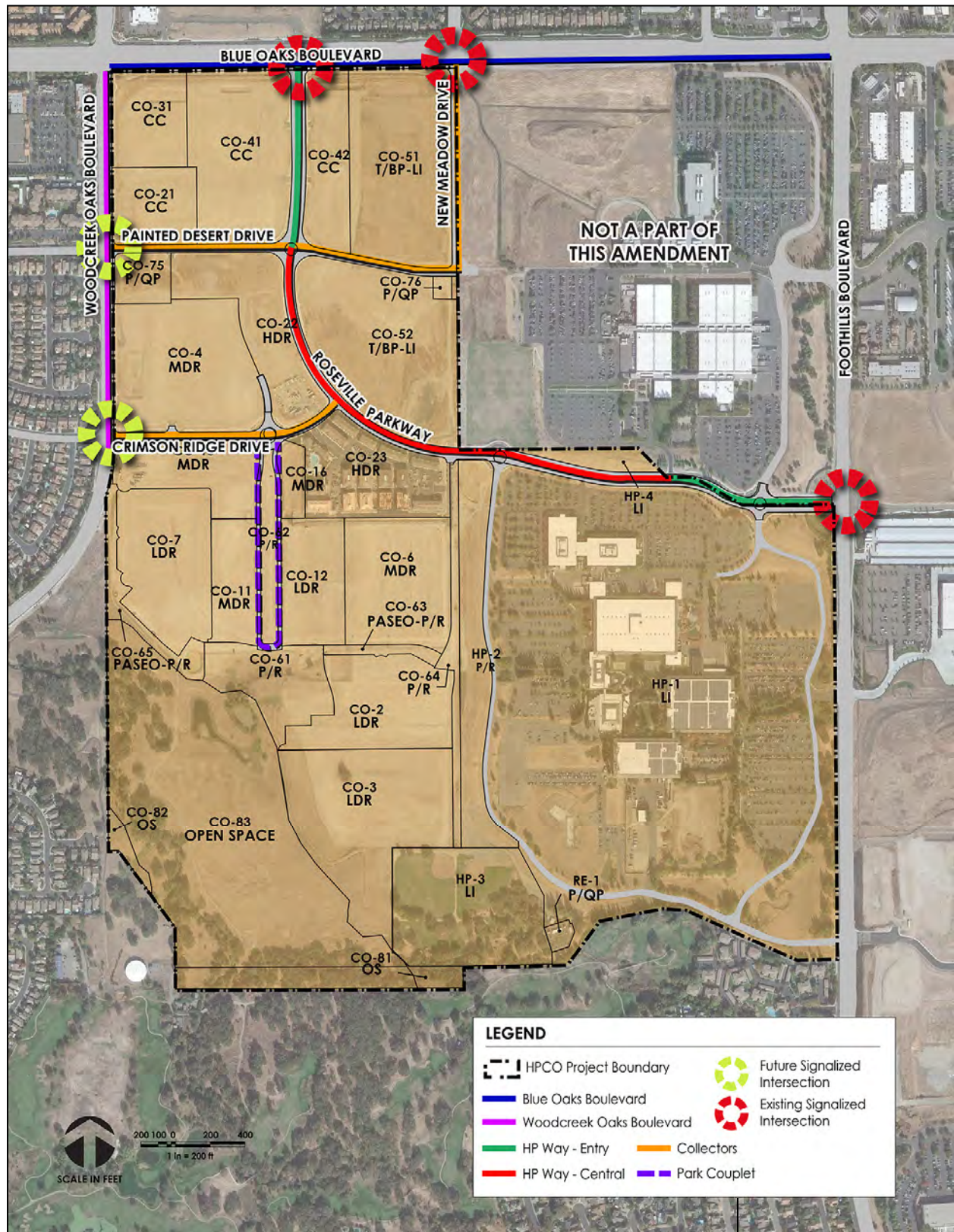


FIGURE 3-2: Backbone Roadway System- [Figure Modified](#)

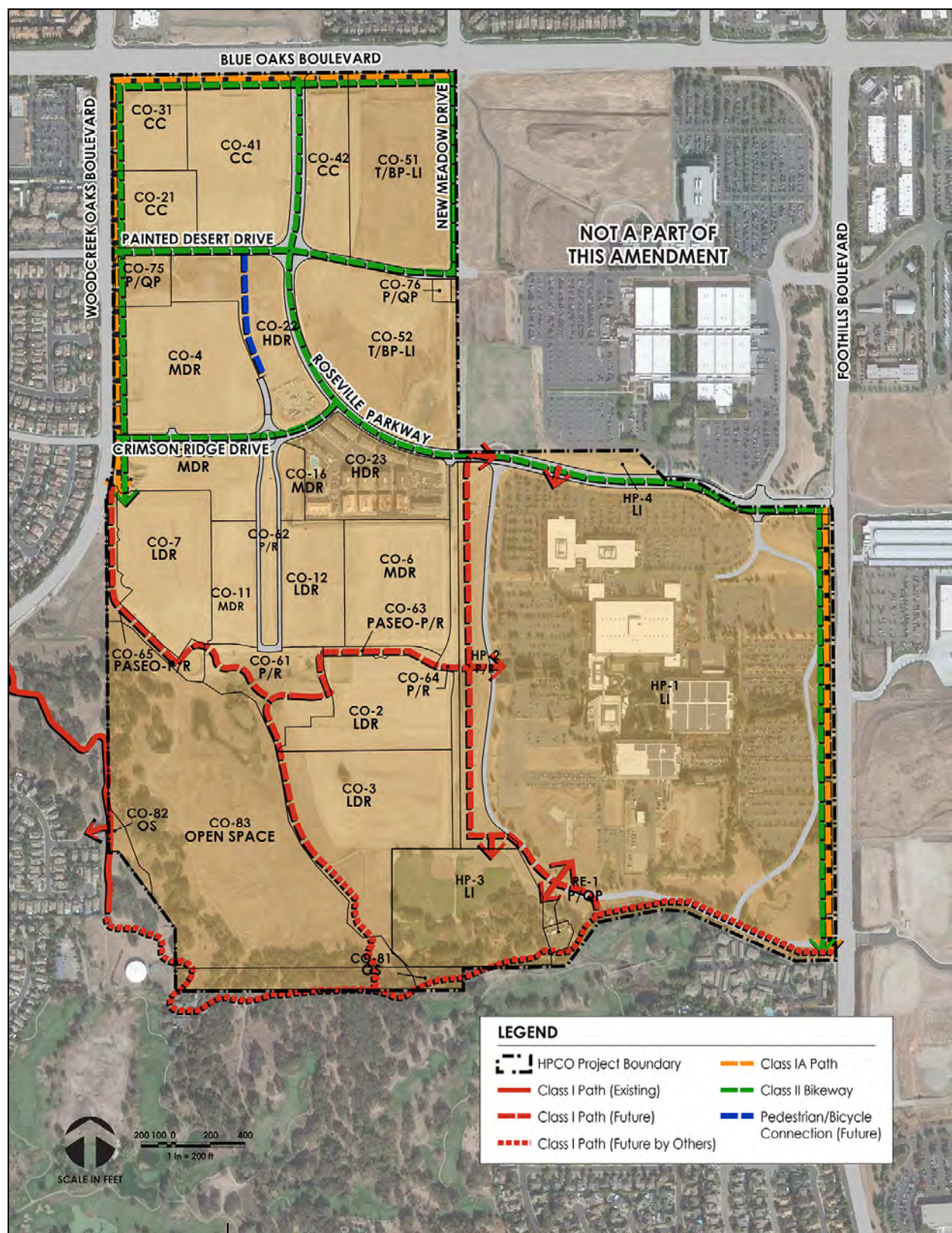


FIGURE 3-13: Pedestrian and Bicycle Network - Figure Modified

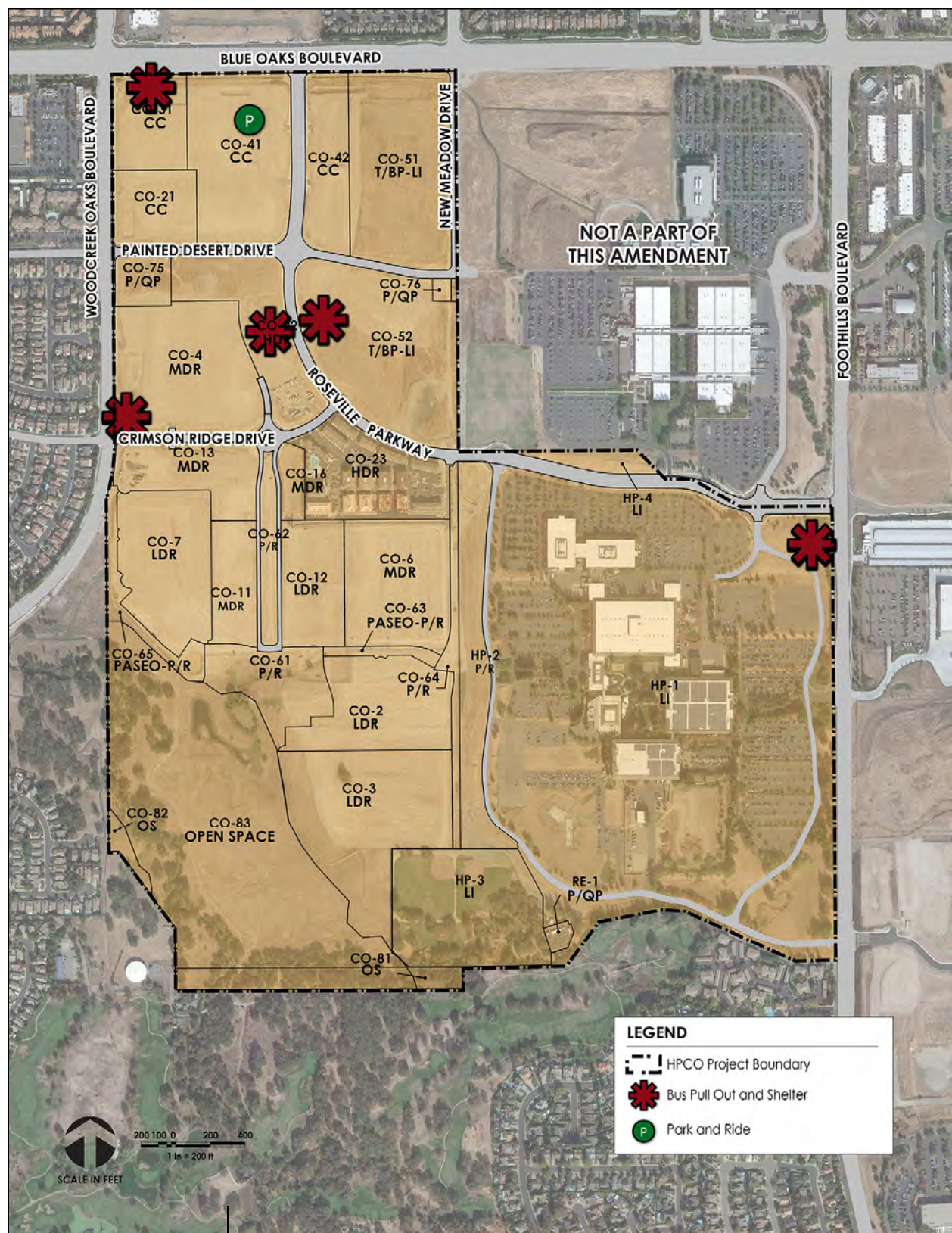


FIGURE 3-14: Transit Facilities and Park & Ride Lot - [Figure Modified](#)

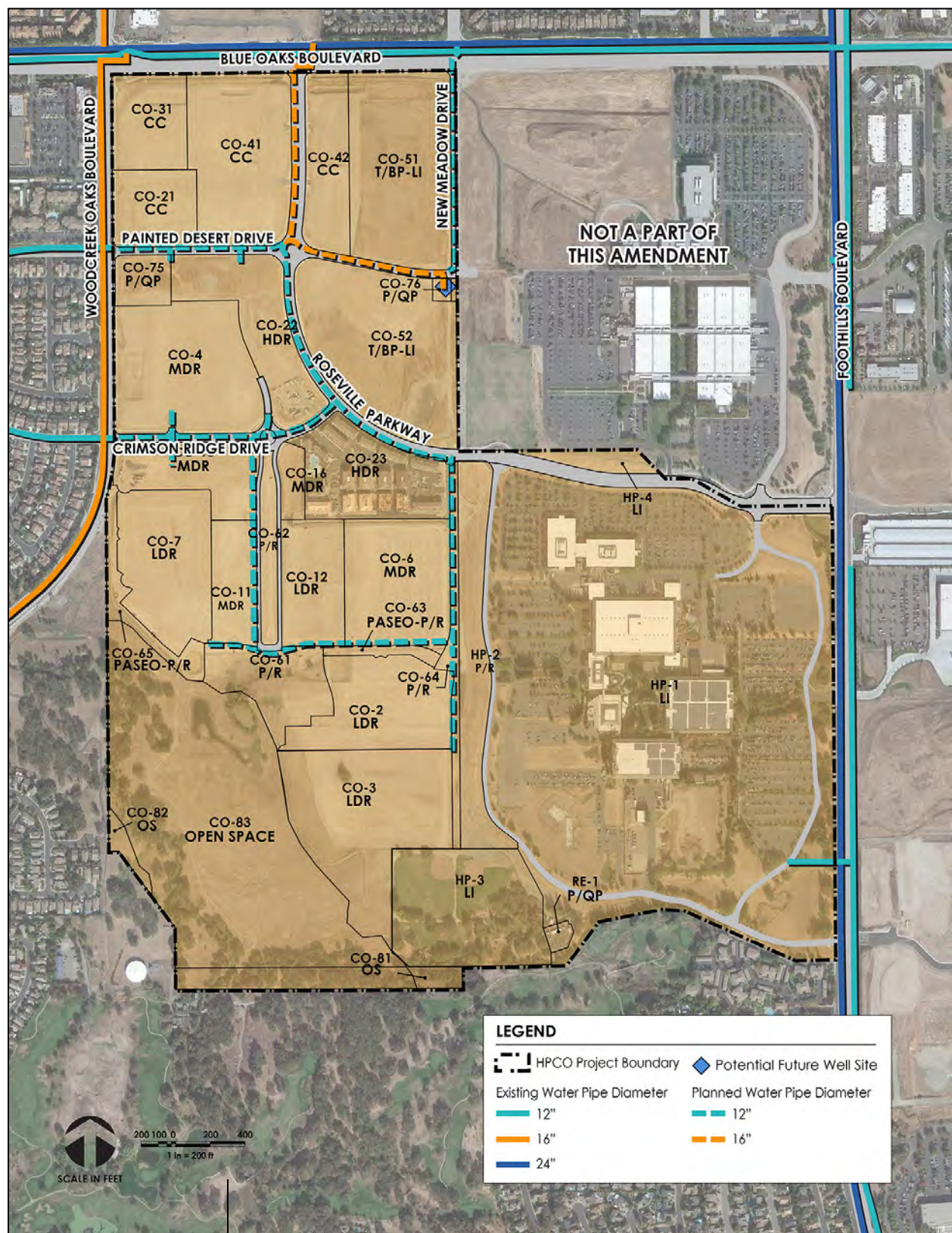


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location - [Figure Modified](#)

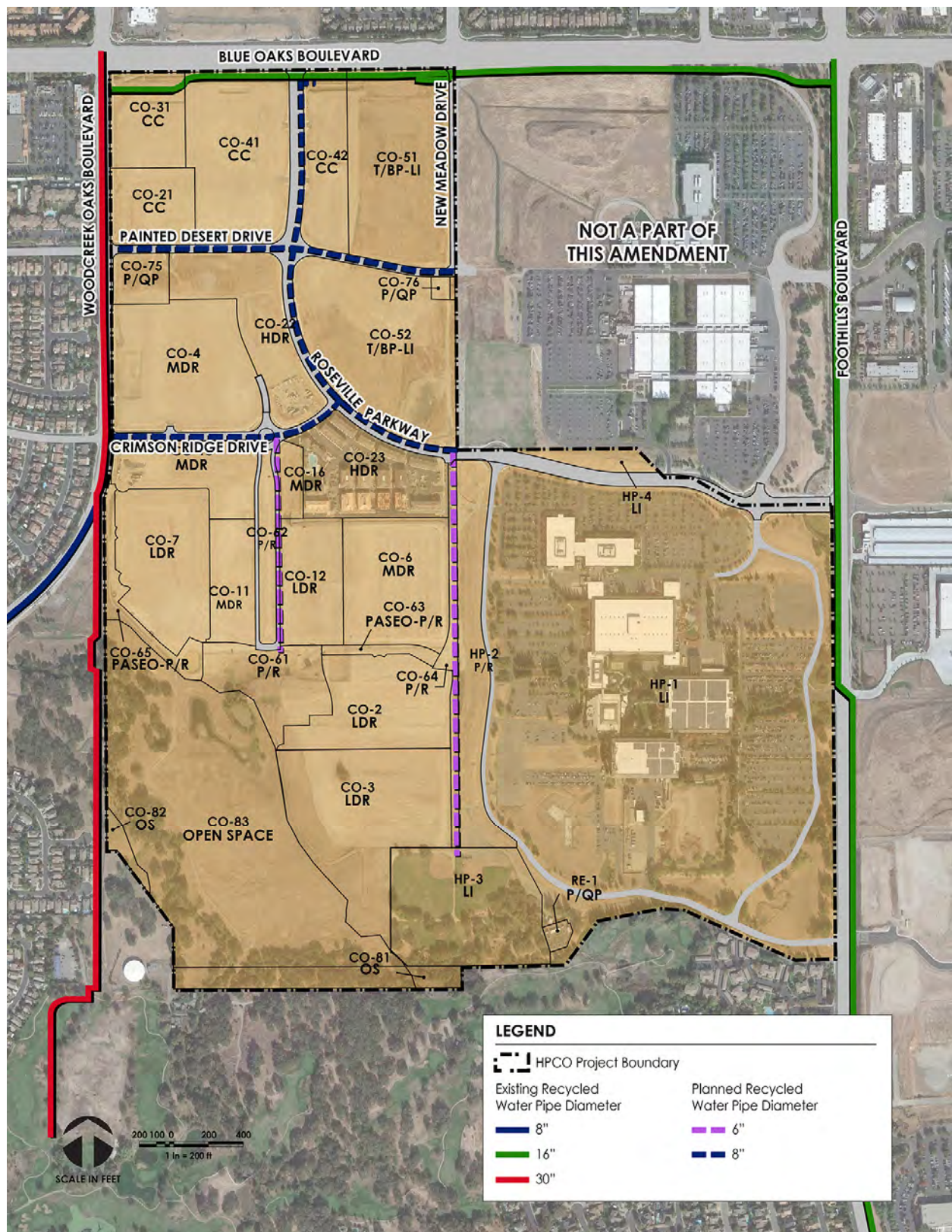


FIGURE 3-16: Backbone Recycled Water Distribution System - Figure Modified

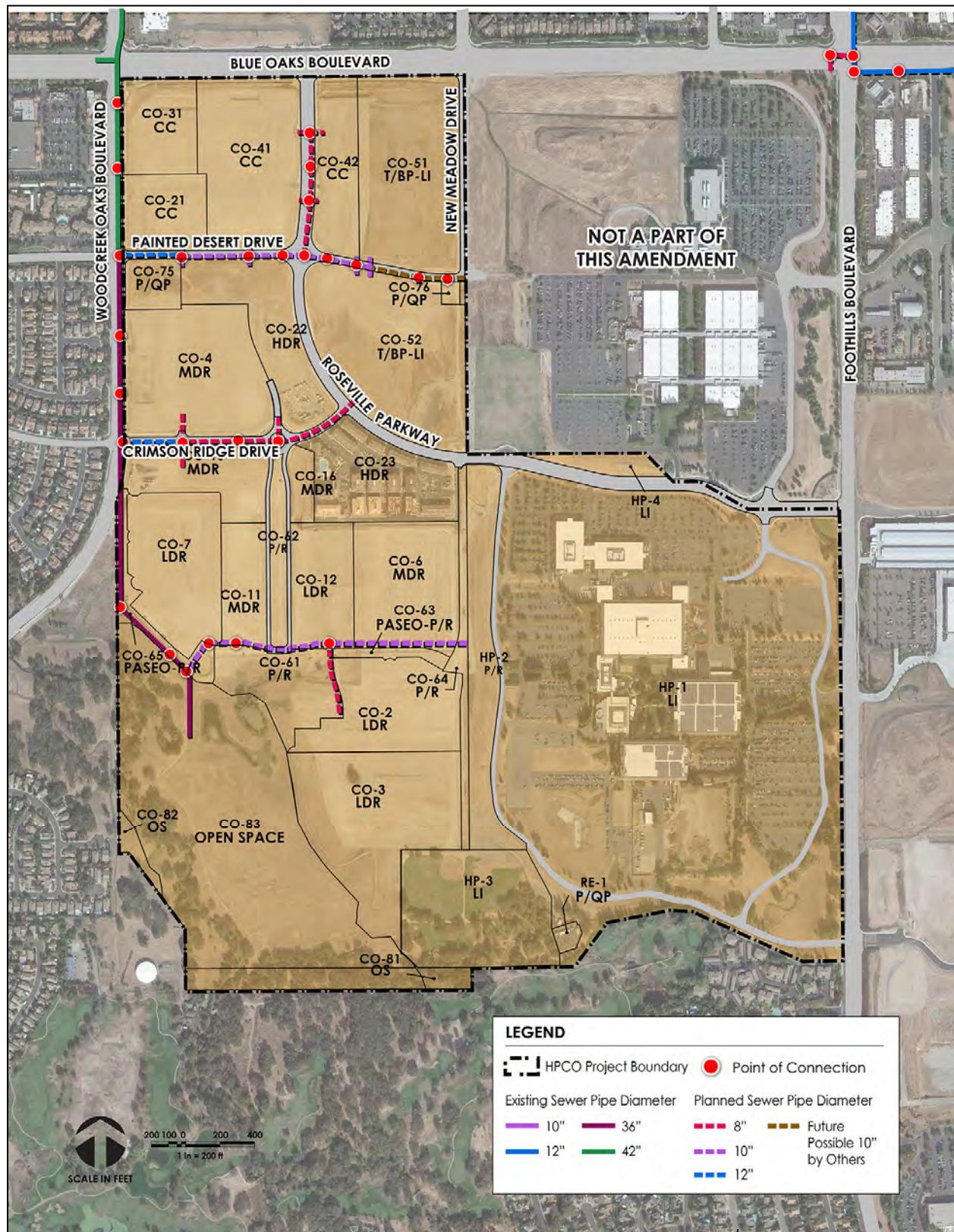


FIGURE 3-17: Backbone Wastewater Collection System - Figure Modified

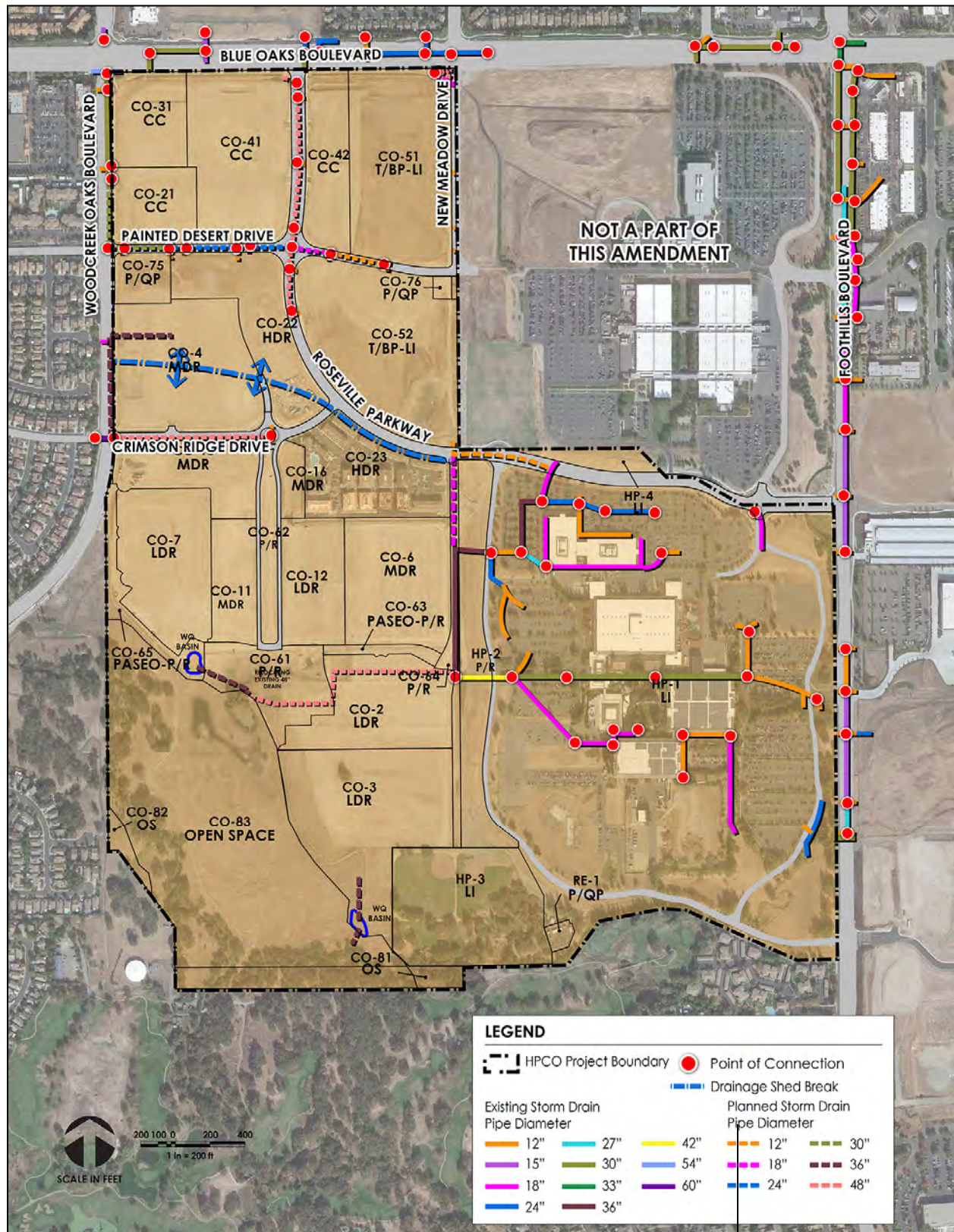


FIGURE 3-18: Backbone Drainage Improvements - Figure Modified



3.4 Parks, Schools and Libraries

3.4.1 PARKS & OPEN SPACE

The HPCO Master Plan incorporates an interconnected network of accessible public parks, paseos, and open space areas to support recreational activities, encourage community interaction, expand trail connections, preserve sensitive resources and enhance sense of place. Park and open space facilities are provided within both the Hewlett-Packard Campus and Campus Oaks to meet the active/formal/programmable and passive/informal/self-directed recreational needs of residents and employees.

City Parks & Recreation Requirements

Roseville's General Plan requires new development to provide nine acres of public parkland for every 1,000 residents. This requirement is satisfied through three land dedication components: three acres each of neighborhood park, citywide park and open space. The City maintains flexibility in applying the above standards to best meet the parks and recreation needs of the community.

The 948 dwelling units within Campus Oaks will generate an estimated population of 2,474 residents based on an average of 2.61 persons per household. In accordance with the General Plan, 22.3 acres of credited parkland is required based upon 7.43 acres each of neighborhood park, citywide park and open space. The HPCO Master Plan provides for a total of ~~66.74~~68.26 net acres of parks and open space (including the City open space preserve), of which ~~41.35~~73 acres of credit are granted. As summarized in Table 3-5, neighborhood and citywide parks are granted full credit, and open space partial credit, based upon their differing recreational contributions to the community consistent with General Plan policy.

Table 3-6 summarizes how the HPCO Master Plan satisfies the City's parkland dedication requirements.

TABLE 3-5: Park and Open Space Credit

Parcel	Total Net Acreage ¹	Credit Ratio	Credited Acreage
NEIGHBORHOOD PARKS			
CO-61 ²	5.045.74 ac	1:1	5.044.87 ac
CO-62 ²	2.622.30 ac	1:1	2.622.30 ac
CO-64 ² & HP-2 ⁴ (portion of)	2.16 ac ³	1:1	2.16 ac ²
Sub-Total	9.8210.20 ac		9.8210.20 ac
CITYWIDE PARK			
CO-64 ² & HP-2 ⁴ (portion of)	8.38 ac ⁵	1:1	8.38 ac ⁴
Sub-Total	8.38 ac		8.38 ac
PASEO			
CO-63 ² (Paseo)	0.840.60 ac	0:1	0 ac.
CO-65 ² (Paseo)	1.352.73 ac	0:1	0 ac
Sub-Total	2.193.33 ac		0ac
OPEN SPACE			
CO-81 ² (Open Space)	0.84ac	0.5:1	0.42 ac
CO-82 ² (Open Space)	0.86 ac	0.5:1	0.43 ac
CO-83 ² (Open Space)	44.65 ac	0.5:1	22.33 ac
Sub-Total	46.35 ac		23.15 ac
TOTAL	66.7468.26 ac		41.7335 ac

1. Acreage excludes adjacent roadways inside curb.
2. See Table 5-2 for parcel specific land use information.
3. Includes planned open turf play, tot lot, plaza seating/game tables, small seating area, and landscaping/walkways/plazas.
4. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 4-1 for parcel specific land use information.
5. Includes planned futsal/tennis courts (lighted), pickleball/badminton courts (lighted), dog park, ninja warrior course, basketball court (lighted), skate park, amphitheater, restrooms, parking stalls, group picnic grove, Class I path and landscaping/walkways/plazas.

TABLE 3-6: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Provided	Credit Balance
Neighborhood	7.43 ac	9.8210.20 ac	9.8210.20 ac	+ 2.3977 ac
Citywide	7.43 ac	8.38 ac	8.38 ac	+ 0.95 ac
Open Space	7.43 ac	46.35 ac	23.15 ac	+ 15.72 ac

Parks and Open Space System

Key components of the HPCO Master Plan parks and open space system are illustrated on Figure 3-19. Parks and open space lands include:



Neighborhood Parks. The Master Plan integrates two neighborhood parks, Campus Oaks Park (Parcel CO-61) and the Park Couplet (Parcel CO-62). In addition, a portion of the Hewlett-Packard Greenway (Parcels CO-64 and HP-2) is dedicated to neighborhood serving facilities. Totalling 9.2782 net acres, the neighborhood parks support the local recreational needs of residents through incorporation of a variety of ball fields, sports courts, informal turf areas, play structures, picnic areas, pavilions and other gathering spaces.



Citywide Park. The HPCO Master Plan incorporates a citywide park, the remainder of the Hewlett-Packard Greenway. Located between the residential uses in Campus Oaks and the employment uses on the Hewlett-Packard Campus, the Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities provided could include a skate park, trail connections, a dog park, and facilities that support performance arts, farmers' markets, arts and craft shows and other activities.

Paseos. The HPCO Master Plan includes 2.193.33 net acres of Paseos (Parcels CO-63 and CO-65). The Paseos are linear open space features that provide physical and visual linkages between uses incorporating landscaping, seating areas, trail connections and other open space elements that enhance the Area's recreation and mobility systems.



Open Space. The HPCO Master Plan incorporates 46.35 net acres of open space including the City owned preserve (Parcel CO-83) as well as new additions adjacent to the preserve (Parcels CO-81 and CO-82). The open space lands encompass a portion of the South Branch of Pleasant Grove Creek, natural and created wetlands, oak woodlands, and annual grasslands. The Master Plan proposes to implement existing open space preserve planned and approved trails as well as develop new trails proposed immediately adjacent to and outside the preserve boundaries (as shown in Figure 3-13). The trails outside the preserve boundaries may include seating and viewing areas that will increase public visibility and appreciation of the Project Area's preserved natural resources.



FIGURE 3-19: Parks and Open Space System [- Figure Modified](#)



LEGEND

- A. Focal Point in Plaza
- B. Plaza Area
- C. Shade Shelters and BBQ
- D. Adventure Play Features
- E. Overlook
- F. Youth Soccer/Practice Field
- G. Plaza with Seating/Tables
- H. ½ Court Basketball
- I. Shrub and Groundcover Area
- J. Picnic Area & Game Tables
- K. Sticks and Stones Creek Play
- L. Existing Swale (to Remain)
- M. Accent Planting and Seating
- N. Park Couplet
- O. Class I Bike Path
- P. Water Quality Feature
- Q. Bermed Turf
- R. Retaining Wall
- S. Walking Path with Benches
- T. Enhanced Vehicular Paving (In Street)
- U. Mounded Grassy Play

Campus Oaks Park is envisioned as a family oriented active neighborhood park. The park's geometrics are responsive to the sites rolling topography, with formal landscape/hardscape designs complimenting the Park Couplet to the north and Paseo to the east, and more naturalistic undulating forms as the park unfolds to the south and west towards the Open Space Preserve. A tree lined plaza with a focal point act as the southern terminus of the Park Couplet. A sticks and stones creek play area and adventure park features compliment the opportunities for creative play. The westerly edge of the park incorporates a youth soccer field and/or open turf practice area. Shade shelters and seating areas are integrated into the northern plaza. A smaller shade sail picnic area and game tables are placed at the east end overlooking the entire park. Trial connections are provided to the west and south.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-20: Campus Oaks Park Concept Plan (Parcel CO-61 [and CO-63](#))



The Open Space Preserve is envisioned as a passive amenity complementing the active parks within the Project Area. Nestled along the South Branch of Pleasant Grove Creek, the Preserve incorporates Oak Woodlands as well as natural and created wetland habitats. Opportunities exist to enhance community appreciation of the natural terrain, plants and animals. The City's existing Pleasant Grove Creek Trail (Northern Section) currently is improved off of Cedar Springs Court and feeds northwesterly to Woodcreek Oaks Boulevard. The intent is to provide access from the southern end of this existing trail and the City's planned off-site trail to the south adjacent to Woodcreek Oaks Golf Course to Campus Oaks Park at its southern boundary, and then continue eastward into the Hewlett-Packard Greenway. A new trail connection to Woodcreek Oaks Boulevard is also planned from the western end of Campus Oaks Park northwest through the planned paseo (Parcel CO-65). All activities are required to be in compliance with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City's Open Space Preserve Overarching Management Plan. Parcel CO-82 may accommodate reburial of Native American cultural artifacts that have been repatriated to the United Auburn Indian Community.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-24: Open Space Preserve Concept Plan (Parcels CO-81, CO-82 & CO-83) - [Modified](#)



3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City's Public Facilities Fee.

3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

TABLE 3-7: Student Generation

	Single Family ¹	Multi-Family Detached ²	Multi-Family Attached ³	Students Generated	School Capacity	Schools Required
ROSEVILLE CITY SCHOOL DISTRICT						
Grades K-5	0.3329	0.2200	0.1118	186 192	600	0.3 2 4
Grades 6-8	0.1164	0.0776	0.0352	63 66	1,000	0.0 6 7
ROSEVILLE JOINT UNION SCHOOL DISTRICT						
Grades 9-12	0.161	0.036	0.036	63	1,800	0.05

1. Single Family = units at less than 8 dwelling units per net acre. ~~239~~3 Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. ~~264~~319 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. ~~457~~396 Multi-Family attached units.

3.5 Public Safety

3.5.1 FIRE & EMERGENCY SERVICES

The Roseville Fire Department (RFD) provides fire protection, suppression, emergency medical services, fire life and safety, along with hazardous materials management to the Project Area. At the time of HPCO Master Plan approval, the Project Area was within the service district of Station #2, located at 1398 Junction Boulevard. Fire Station 5, at 1565 Pleasant Grove Boulevard, was the closest fire station to the project site. However, the locations of these two existing fire stations would not meet the national standard of response time for emergency responders upon total build out, which is why a new fire station is proposed.

A 2.15 acre fire station site (Station No. 8) is designated within Campus Oaks at the southeast corner of Woodcreek Oaks Boulevard and Painted Desert Drive (Parcel CO-75). This site has been located in accordance with the RFD's risk assessment model to meet the City's response times, and has been configured to allow for efficient access, accommodate the City's planned facilities needs and allow flexibility for future growth. A concept plan of the fire station site is included as Figure 3-254. Once constructed, the Campus Oaks station will provide first response to the Project Area. Stations located in adjacent portions of the City will provide interim and secondary response.

Development within the Project Area will comply with applicable City fire protection standards and regulations.



3.5.2 POLICE PROTECTION

The Roseville Police Department provides primary law enforcement, crime prevention, traffic enforcement and animal control services to the Project Area. The Police Department provides all operations and patrols out of its central station located at 1051 Junction Boulevard. In addition, private security services are provided within the Hewlett-Packard Campus. Development will comply with applicable City safety and security standards.

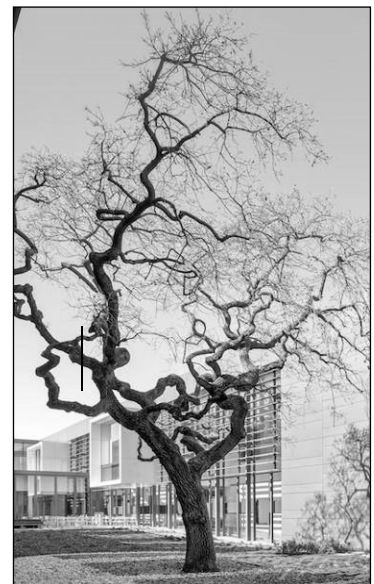
04 Hewlett-Packard Campus Development Plan

The following establishes land use, zoning, infrastructure, intensity threshold, development guidelines and development review provisions for the Hewlett-Packard Campus. Covering the eastern 141.2 acres of the Project Area, the Hewlett-Packard Campus is planned for continued light industrial, private recreation and related development. A portion of the Campus is also designated for development as a City park. All development projects within the Hewlett-Packard Campus will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.

4.1 Land Use and Zoning

The Hewlett-Packard Campus is partially developed with existing light industrial and office uses, along with parking lots, internal roadways, private recreation facilities, and a Roseville Electric substation. Capacity exists for additional development on vacant properties within the Campus, as well as potential intensification of existing buildings/uses. At buildout, total development on the Hewlett-Packard Campus is estimated to support approximately 1,200,000 square feet of Light Industrial use, as well as 8.858-7 acres of City park.

Land uses for the Hewlett-Packard Campus are summarized in Table 4-1 and reflected on Figure 4-1. The overall square footage allocation reflected on Table 4-1 is vested with the Hewlett-Packard property, as further regulated by the intensity threshold allocations described in Section 4.3 and the Hewlett-Packard Development Agreement.



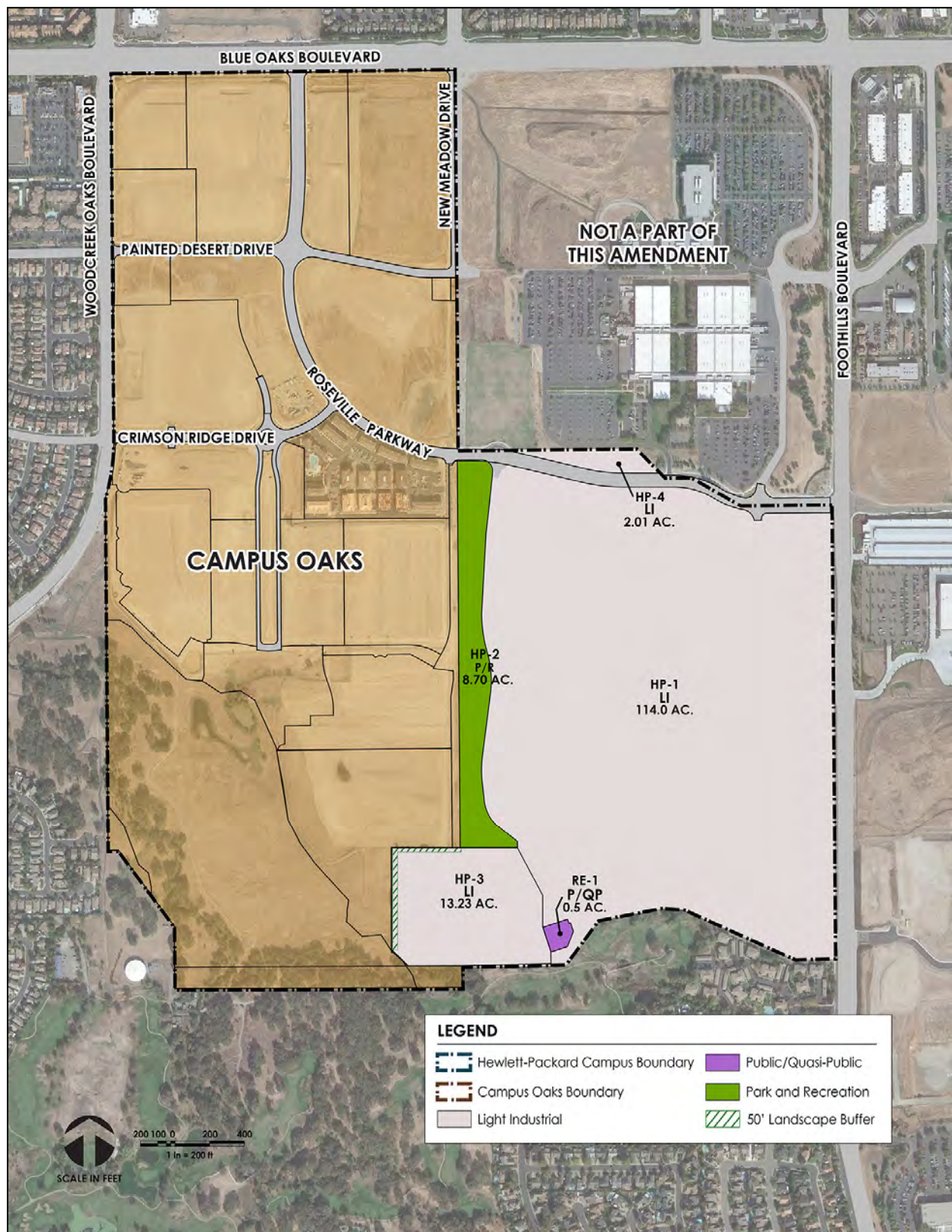


FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Community Commercial (CC)	29.6 84 ac			240,000 sf	19%
Sub-Total	62.5 349 ac			540,000 sf	19%
RESIDENTIAL USES					
Low Density Residential (LDR)	4 2.644.26 ac	23 30 du	5.5 2 du/ac		
Medium Density Residential (MDR)	3 63 .01 ac	264 319 du	7.98.9 du/ac		
High Density Residential (HDR)	22.06 17.84 ac	457 396 du	22.20.7 du/ac		
Sub-Total	96.499.33 ac	948 du	9.8 5 du/ac		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	11.1 20.74 ac				
Paseo (P/R)	2.25 3.67 ac				
Open Space (OS) ¹	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	63.6 11.81 ac				
Backbone Roads	11.9 00.71 ac				
TOTAL	234.5 334 ac	948 du	9.5 du/ac	540,000 sf	19%

1. Includes City Open Space Preserve.

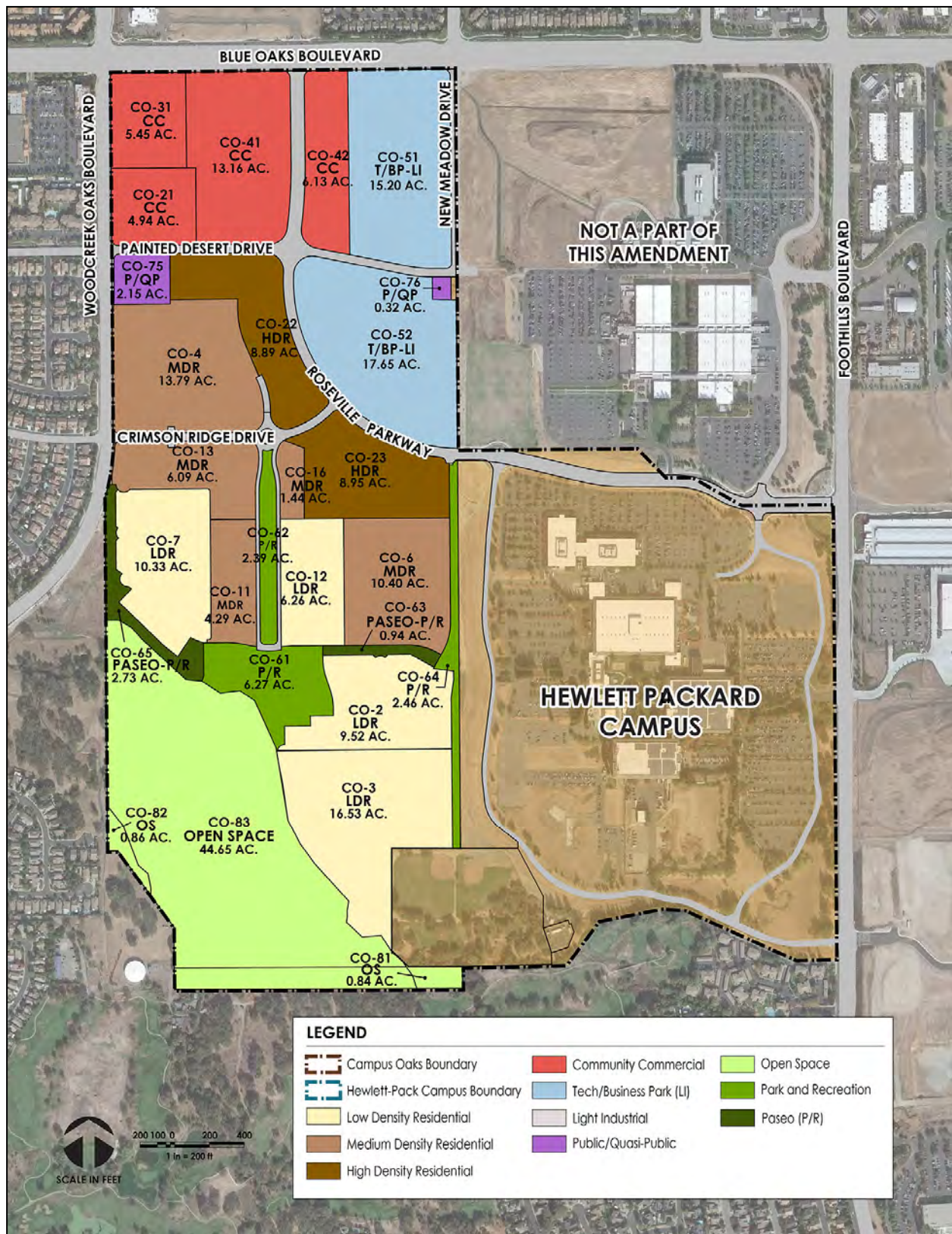


FIGURE 5-1: Campus Oaks Land Use Diagram – [Figure Modified](#)

TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Tech/Business Park – Light Industrial (T/BP LI)						
C0-51	MP/SA	15.20 ac			150,000 sf	23%
C0-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
C0-21	CC	4.94 ac			22,500 sf	13%
C0-31	CC	5.45 ac			50,900sf	13%
C0-41	CC	13.1608 ac			100,300 sf	21%
C0-42	CC	6.137 ac			66,300 sf	19%
Sub-Total		29.684 ac			240,000 sf	20%
Sub-Total Employment & Comm.		62.5349 ac			540,000 sf	19%
RESIDENTIAL USES						
Low Density Residential (LDR)						
C0-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
C0-2	RS/DS	6.249.52 ac	3659 du	5.86.2 du/ac		
C0-3	R1/DS	16.53 ac	6462 du	3.93.8 du/ac		
C0-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
C0-7	RS/DS	9.7810.33 ac	5870 du	5.96.8 du/ac		
C0-12	RS/DS	6.26 ac	42 du	6.7 du/ac		
Sub-Total		42.644.26 ac	2339 du	5.52 du/ac		
Medium Density Residential (MDR)						
C0-4	RS/DS	7.0613.79 ac	60132 du	8.59.6 du/ac		
C0-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
C0-6	RS/DS	10.40 ac	86 du	8.3 du/ac		
C0-11	RS/DS	4.724.29 ac	3438 du	7.28.9 du/ac		
C0-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
C0-13	RS/DS	3.346.09 ac	2451 du	7.28.4 du/ac		
C0-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
C0-15	RS/DS	2.62 ac	19 du	7.3 du/ac		

RS/DS	1,361.44 ac	1012 du	7.48.3 du/ac				
	363.01 ac	261,319 du	7.98.9 du/ac				
Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)		
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR	
RESIDENTIAL USES (cont.)							
High Density Residential (HDR)							
CO-22	R3/DS	8,408.89 ac	210 du	25,023.6 du/ac			
CO-23	R3/DS	8.95 ac	185,186 du	20,720.8 du/ac			
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac			
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac			
Sub-Total		22,0617.84 ac	457,396 du	20,722.2 du/ac			
Sub-Total Residential		99,3396.49 ac	948 du	9.59.8 du/ac			
PARKS, OPEN SPACE & PUBLIC USES							
Parks (P/R) ¹							
CO-61	PR	5,706.27 ac					
CO-62	PR	2,622.39 ac					
CO-64	PR	2,422.46 ac					
Sub-Total		10,7411.12 ac					
Paseos (P/R)							
CO-63	PR (Paseo)	0.900.94 ac					
CO-65	PR (Paseo)	1.352.73 ac					
Sub-Total		2,253.67 ac					
Open Space (OS)							
CO-81	OS	0.84 ac					
CO-82	OS	0.86 ac					
CO-83	OS	44.65 ac					
Sub-Total		46.35 ac					
Public (P/QP)							
CO-75	P/QP	2.15 ac					
CO-76	P/QP	0.32 ac					
Sub-Total		2.47 ac					
Sub-Total Parks, OS & Public		61,8163.61 ac					
Backbone Roads		11,9040.74 ac					
TOTAL		234,5334 ac	948 du	9.1 du/ac		540,000 sf	20%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

5.3 Development Standards

The DS overlay has been applied in combination with the general zone districts to all LDR, MDR and HDR land uses within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. For Campus Oaks, the intent is to allow flexibility to accommodate and encourage a wide range of residential building types and innovative designs appealing to different economic and life-style segments.

Precise development standards for the Single Family Residential/ Development Standard Overlay (R1/DS), Small Lot Residential/ Development Standard Overlay (RS/DS) and Attached Housing/ Development Standard Overlay (R3/DS) districts ~~are~~will be established ~~within a part of~~ the ~~subsequent~~ Campus Oaks Design Guidelines discussed in Section 5.4. A Design Review for Residential Subdivision (DRRS) is required for all Compact Residential Development projects at 7 dwelling units per acre and above as well as specified by the City Zoning Ordinance.

Included in this section are conceptual elevations, lot sizes and plot plans to illustrate the character and layout of potential building types that could be constructed within Campus Oaks subject to approval by the City during the DRRS and small lot tentative map stage. Figure 5-2 provides an illustrative of how the varied building types may be applied. The building types and illustratives are examples and are conceptual. It is anticipated that Campus Oaks will also accommodate additional building types.



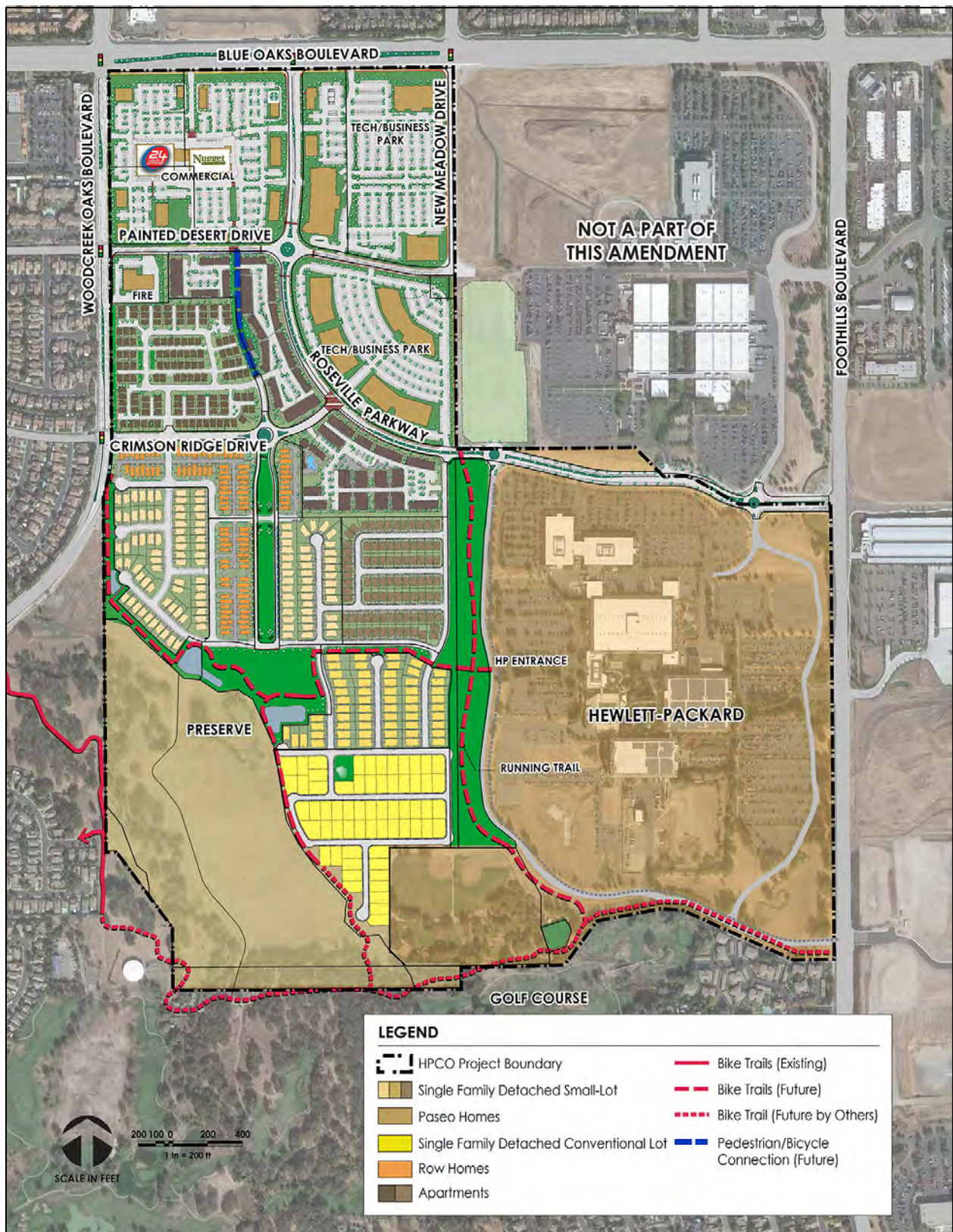


FIGURE 5-2: Campus Oaks Illustrative Plan (Conceptual Only) – Figure Modified

5.4 Design Guidelines

The Campus Oaks Design Guidelines supplement the City's Community Design Guidelines to provide a clear and common understanding of the distinct expectations for the built physical form and character of Campus Oaks. The focus is to ensure that the HPCO Planning Principles (Section 2) are meaningfully carried out and enhanced through the design, review and approval of individual development projects.

The Campus Oaks Design Guidelines have been prepared separately as a companion document to this Master Plan. As a companion implementation tool, the Guidelines may be subsequently updated as appropriate, without the need to amend this Master Plan.

Topics addressed by the Campus Oaks Design Guidelines include, but are not limited to:

- Residential Neighborhoods;
 - ✓ Neighborhood Access and Circulation;
 - ✓ Neighborhood Alleys;
 - ✓ Edge Treatments Park and Open Space;
 - ✓ Residential Paseos;
 - ✓ Topography and Grading;
 - ✓ Green Design; and
 - ✓ Residential Noise Mitigation; and
- Streetscapes;
 - ✓ Landscaping
 - ✓ Landscaped Drainage Channels;
 - ✓ Gateways and Entries;
 - ✓ Intersections and Roundabouts;
 - ✓ Walls and Fences;
 - ✓ Street Lighting; and
 - ✓ Street Furnishings and Amenities.

- c. Units proposed within these criteria would allow for individuals to stay within their units as their future income grows.

In Campus Oaks a unique opportunity has been created to provide for very low-income rental housing in excess of the General Plan goal through the use of low income housing tax credits with no City obligation to provide a subsidy. The California low income housing tax credit program requires such units to remain affordable for a period of 55 years. Variations in affordable housing ratios have been approved for Campus Oaks and the very low-income rental units will be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

The affordable housing units within Campus Oaks have been allocated to specific MDR and HDR residential parcels as identified in Table 5-5, with designated parcels reflected on Figure 5-3. Affordable units have been positioned in close proximity to the Campus Oaks Town Center.

TABLE 5-4: Campus Oaks Affordable Housing Goal

Total Campus Oaks Units	948 du
10% Affordable Housing Goal	95 du
40% of Goal Very Low-Income ¹	38 du
40% of Goal Low-Income	38 du
20% of Goal Middle-Income	19 du

1. To be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

TABLE 5-5: Campus Oaks Affordable Housing Allocation by Parcel

Parcel	Land Use	Total Units	Very Low-Income Rental	Middle-Income Purchase
CO-54	MDR	46 du		19 (25 ²) du
CO-22	HDR	205 du	45 du	
CO-23	HDR	190 du	42 du	
TOTAL			87 du¹	19 (25²) du

1. Some or all of the extra very-low income rental units may be applied against the middle income affordable housing requirement subject to City approval in accordance with the Campus Oaks Development Agreement.

2. Includes six middle-income purchase units transferred from Parcels DC-30 and DC-33 of the North Roseville Specific Plan (approved for transfer 9/27/19).

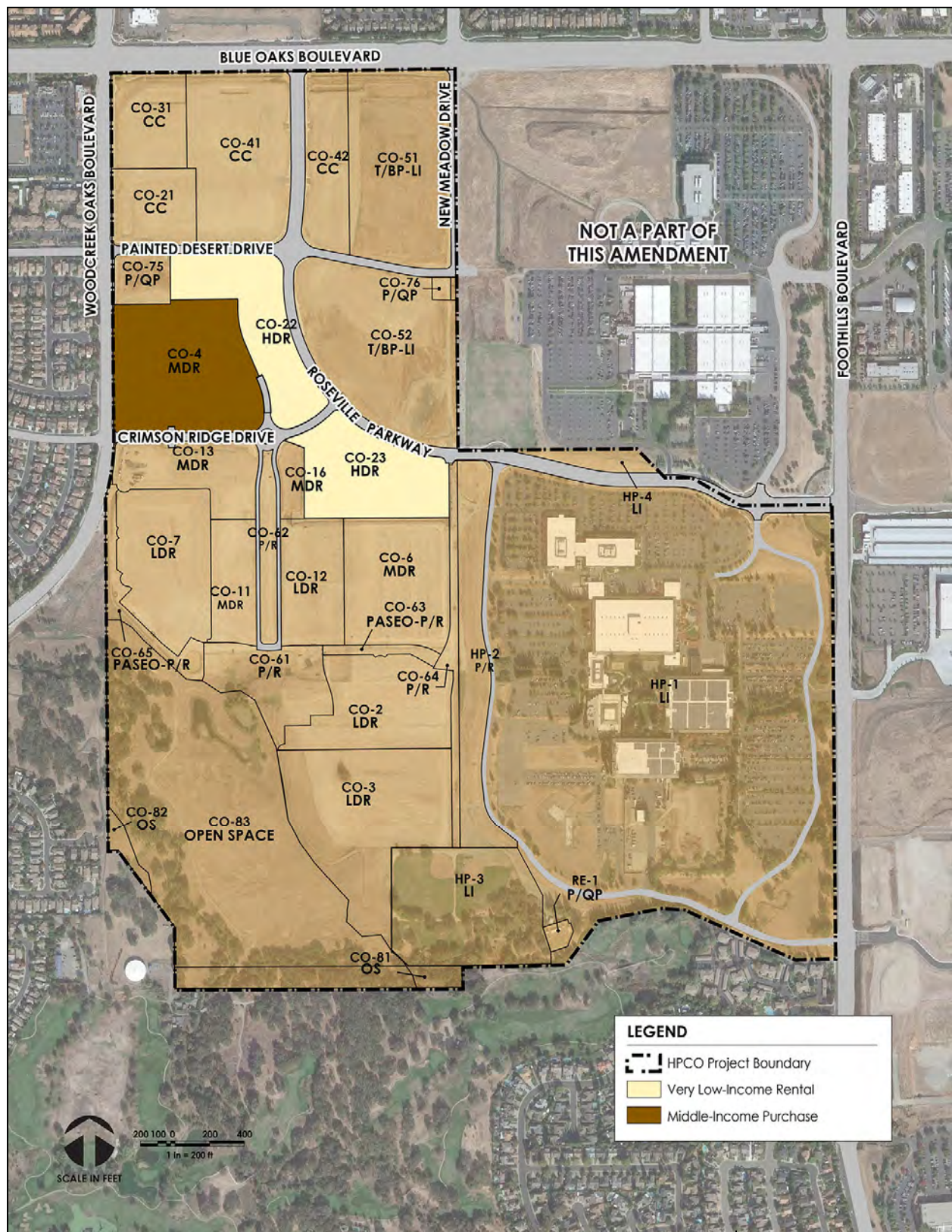


FIGURE 5-3: Affordable Housing Sites – Figure Modified

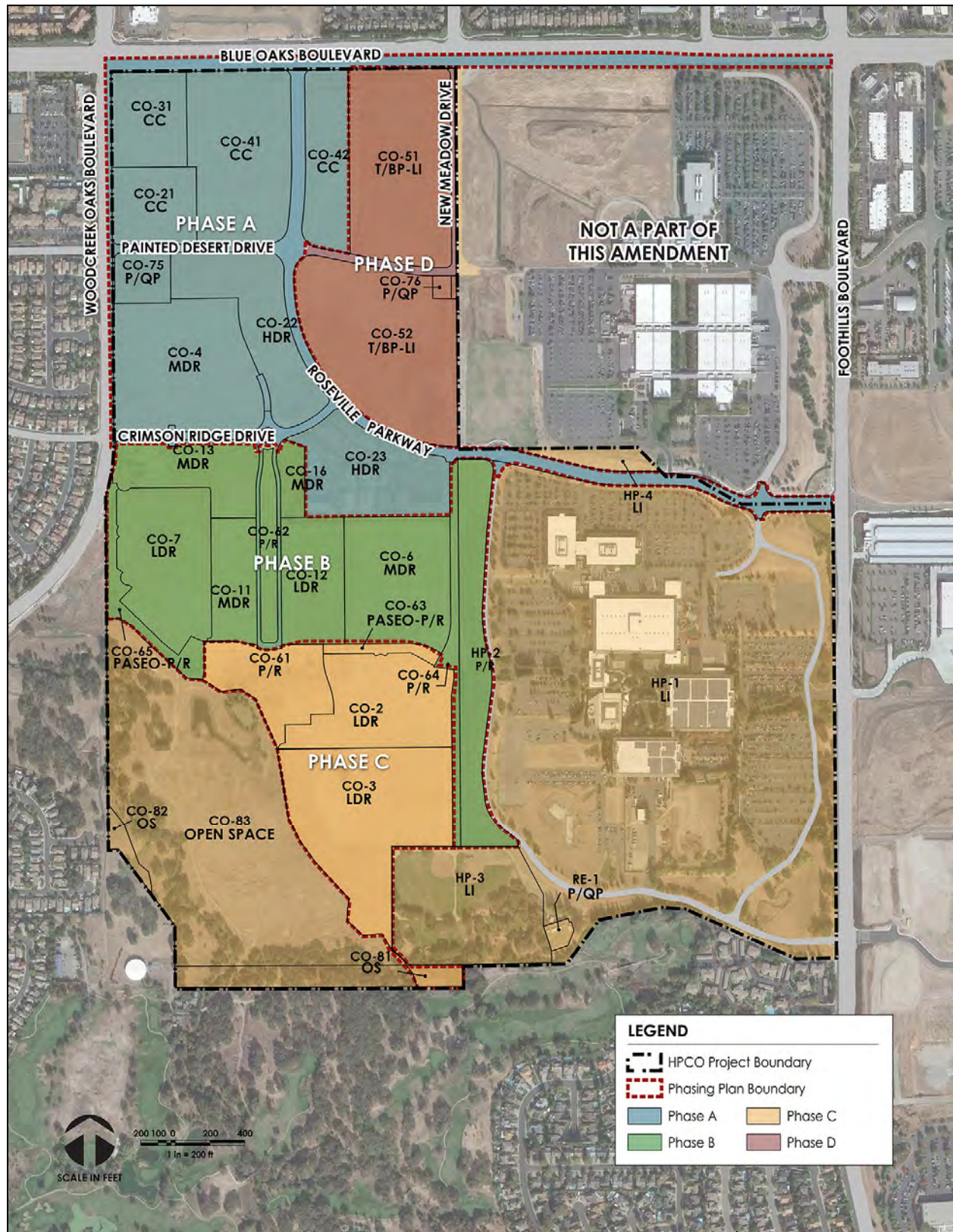


FIGURE 5-4: Potential Campus Oaks Phasing – Figure Modified



DESIGN STANDARDS AND GUIDELINES

Residential Neighborhoods and Streetscapes

CITY OF ROSEVILLE

Originally ~~Approved~~ Adopted March 9, 2017

Last Amended ____, 2020



DESIGN STANDARDS AND GUIDELINES

Residential Neighborhoods and Streetscapes

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Last Amended ___, 2020

prepared by:

Environmental Science Associates



in association with:

Roach + Campbell Landscape Architecture

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Dahlin Group



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3-12 roundabout	60

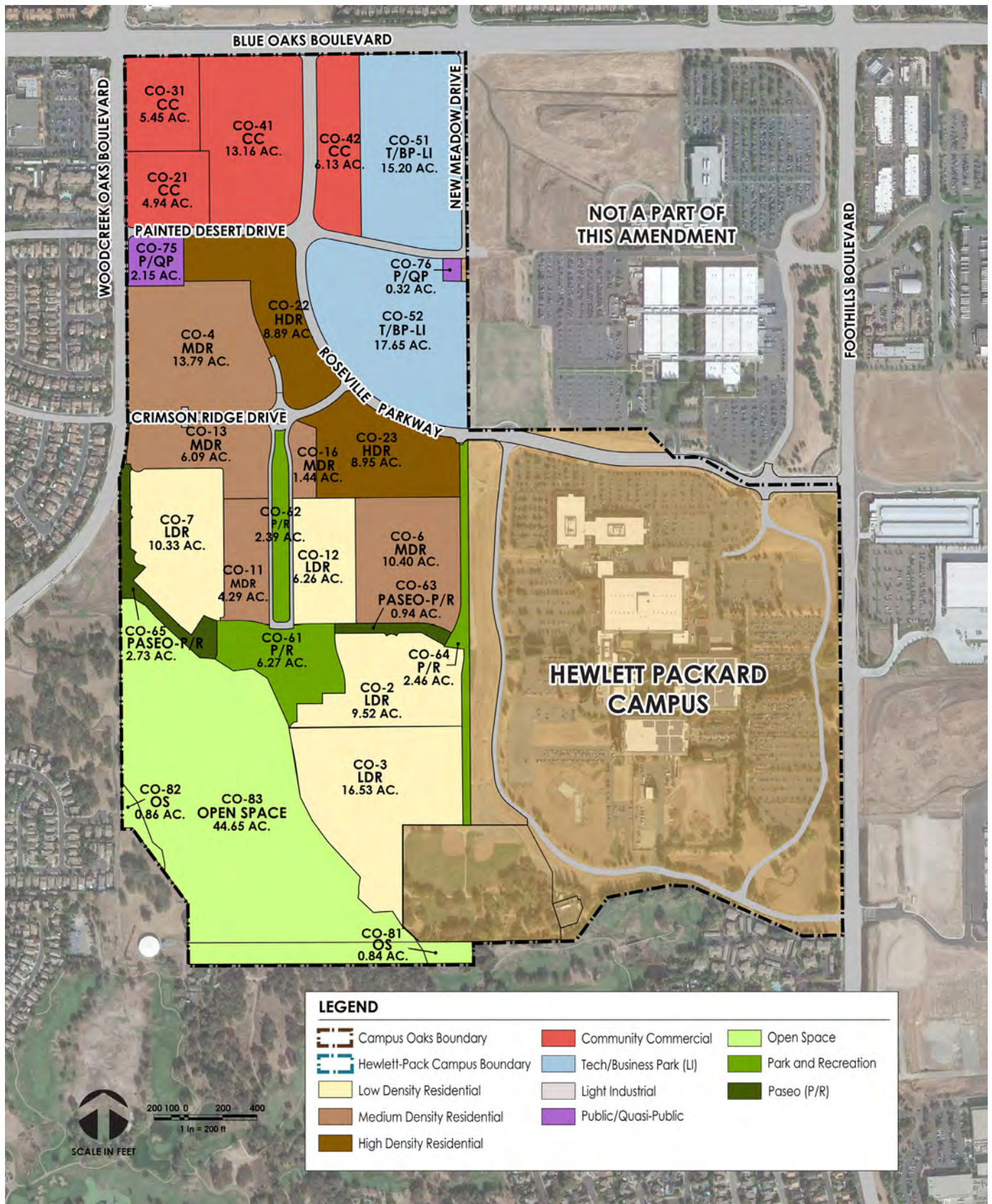


Figure 1-2: Campus Oaks Land Use Diagram *Update Figure*

1.2 Applicability

The City's Zoning Ordinance, Community Design Guidelines, HPCO Master Plan, and the Campus Oaks Design Guidelines apply to all projects and improvements within Campus Oaks subject to discretionary approval by the City of Roseville. Table 1-1 summarizes the applicability of the documents.

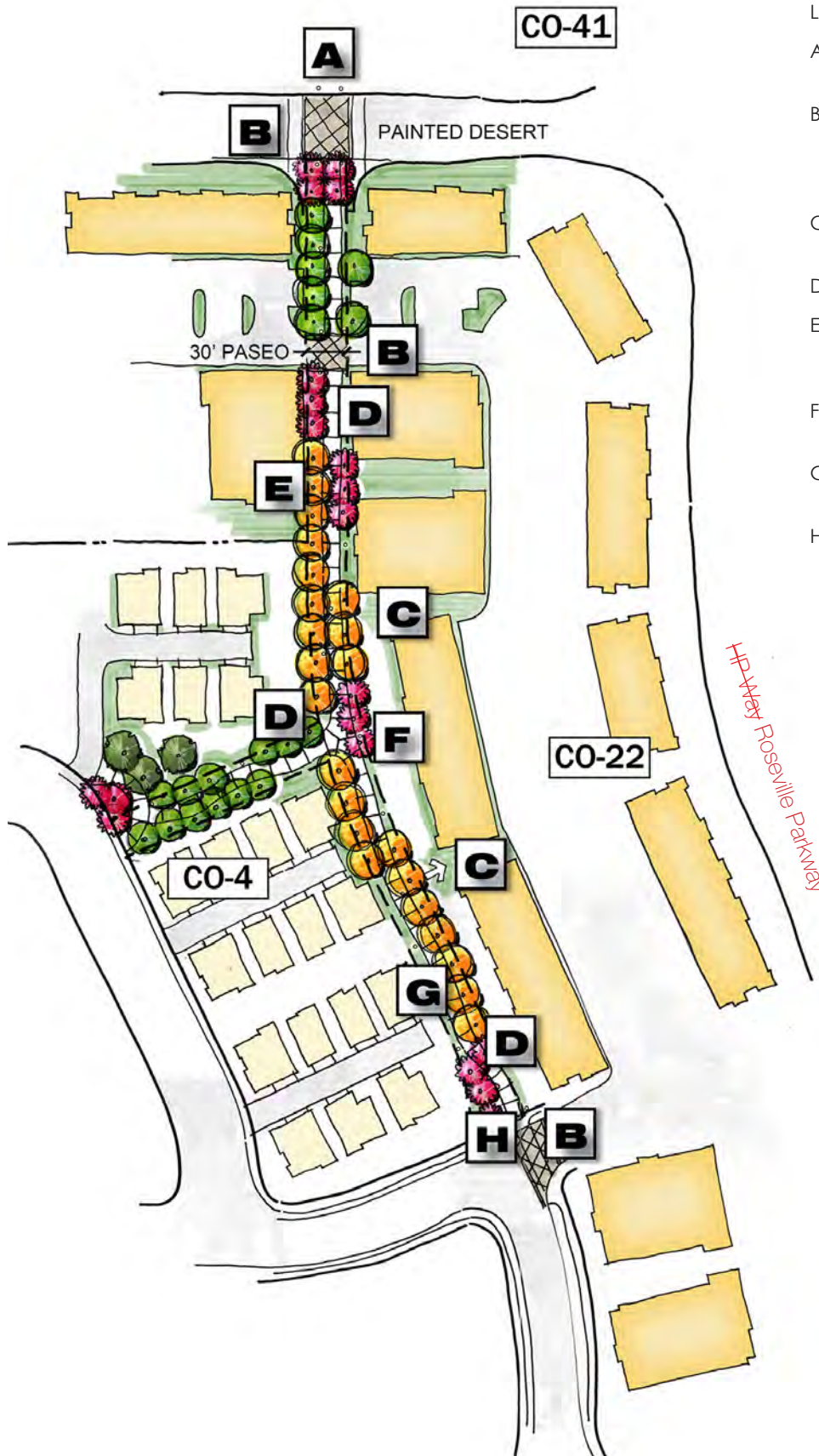


Table 1-1: Design Standards and Guidelines Applicability

Land Use Designation	Zoning District	Permitted Uses	Development Standards	Design Guidelines
Employment and Commercial Uses				
T/BP/LI Tech/ Business Park	MP/SA – Industrial/ Business Park/Special Area Overlay	Section 5.2 of the HPCO Master Plan	Zoning Ordinance	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Streetscapes)
BP Business Professional	BP — Business Professional	Zoning- Ordinance	Zoning-Ordinance	Community Design Guidelines and- Campus Oaks Design Standards and- Guidelines (Streetscapes)
CC Community Commercial	CC – Community Commercial	Zoning Ordinance	Zoning Ordinance	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Streetscapes)
Residential Uses				
LDR Low Density Residential	R1/DS – Single Family Residential/Development Standard Overlay; and RS/DS – Small Lot Residential/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods)	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes)
MDR Medium Density Residential	RS/DS – Small Lot Residential/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods)	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes)
HDR High Density Residential	R3/DS – Attached Housing/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods)	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes)
Park, Open Space and Public Uses				
P/R Parks and Recreation	PR – Parks and Recreation	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes Streetscapes)
OS Open Space	OS – Open Space	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines (Streetscapes)
P/QP Public	P/QP – Public/Quasi-Public	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines (Streetscapes)



Figure 2-1: Residential Neighborhoods Update Figure



LEGEND

- A. Primary and enhanced pedestrian path of travel to retail center.
- B. Pedestrian Crossing: raised speed table with enhanced concrete aprons and walkway. LED bollards at both sides.
- C. Connection to internal paths at apartments
- D. Seating/Rest Areas at 400' intervals
- E. 30' min. paseo with 10' wide Class I path)
- F. Opportunity for subsurface LID/ Stormwater measures
- G. LED bollards at regular spacing, 30' on center
- H. Enhanced concrete crosswalk and Emergency/Maintenance vehicle access point

Figure 2-5b: Paseo CO-4 and CO-22 Concept Plan

- 2-29. Water conservation measures shall be incorporated into residential projects including turf reductions and water efficient landscaping; smart irrigation controllers; and, re-circulating hot water systems. All development shall comply with the City of Roseville's Water Efficient Landscape Ordinance.
- 2-30. Post construction source control and Low Impact Development (LID) features shall be incorporated into residential projects and paseos such as tree plantings, infiltration galleries, disconnected roof drains, separated sidewalks, bio-retention facilities, rain gardens, bioswales, soil amendments, impervious surface reduction, and end of the pipe treatment Best Management Practices (BMP's). Hydromodification measures shall be required should LID measures not achieve infiltration and/or reuse runoff goals as specified by the City's Municipal Separate Storm Sewer System (MS4) Permit.
- 2-33. Prior to approval of the tentative subdivision map for residential uses fronting along ~~HP-Way~~ Roseville Parkway, or other roadways where projected traffic volumes warrant, an acoustical study shall be prepared demonstrating that noise attenuation features would reduce noise levels in outdoor activity areas or indoor areas to less than the City's standards. Noise attenuating features may include, but are not limited to, berms, building orientation, setbacks, rubberized pavement, or other equally effective means of blocking or intercepting noise (See 2015 Mitigation Measures 12-4 and 12-5).

2.2.7 RESIDENTIAL NOISE MITIGATION

- 2-31. A minimum 6 foot high masonry soundwall shall be provided adjacent to LDR and MDR neighborhoods along the western edge of Campus Oaks to attenuate noise from Woodcreek Oaks Boulevard (see Guideline 3-43 through 3-53 and 2015 Mitigation Measure 12-3(a)).
- 2-32. Second story balconies on the west face of units that front on Woodcreek Oaks Blvd. (i.e., the first unit only facing Woodcreek Oaks Blvd.) shall be prohibited unless effective means of blocking or intercepting noise are identified by a site specific acoustical study (See 2015 Mitigation Measure 12-3(b)).

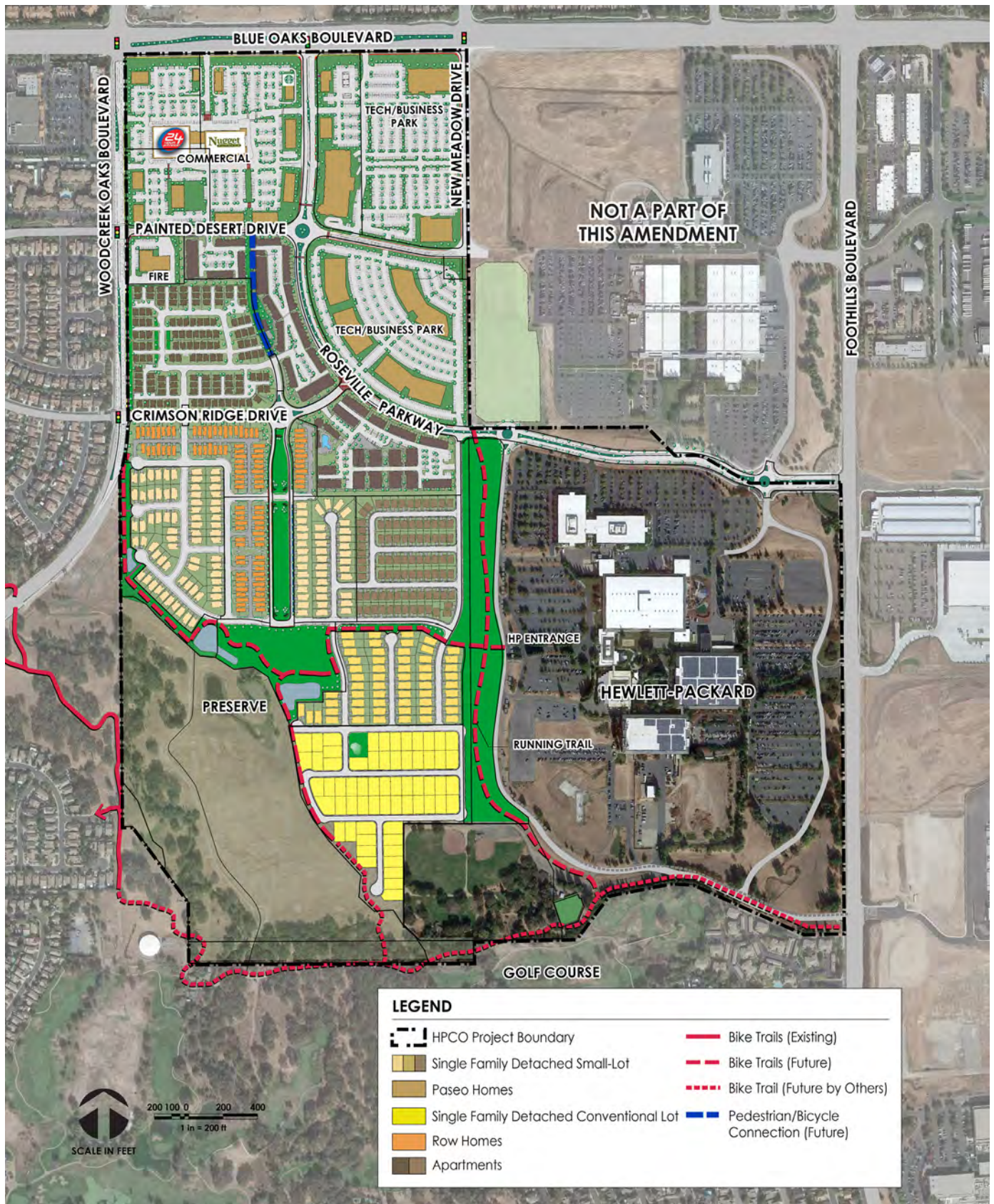


Figure 2-14: Campus Oaks Illustrative Plan *Update*

03

streetscapes

Campus Oaks streetscapes are intended to be visually attractive, pedestrian friendly, and complimentary to the natural and man-made elements within the community. Emphasis is placed on creating safe, comfortable and inviting settings that takes into account the needs of all users. Streetscape elements including landscaping, gateways and entries, intersections and roundabouts, walls and fences, lighting and amenities will be coordinated to create a cohesive sense of place that ties individual projects together.

3.1 Design Intent

In addition to other goals identified in the City's Community Design Guidelines, streetscapes in Campus Oaks shall place particular emphasis on the following supplemental design intent:

- Create pleasant environments with landscaping, tree canopies, separated sidewalks, bulb-outs, enhanced crossings, street furnishings and other pedestrian amenities.
- Emphasize ~~HP-Way~~ Roseville Parkway as a local oriented, pedestrian friendly "complete street" that presents a highly walkable and bikeable environment.
- Establish gateways to provide a sense of identity and arrival into Campus Oaks and the larger HPCO Plan Area.
- Retain and enhance Campus Oaks' natural rolling terrain and view corridors.
- Provide for the inclusion of easy to care for edible landscape components.

- Incorporate recycled water for irrigation, native and adaptive drought tolerant plants, and efficient irrigation systems.

Designs are encouraged which balance aesthetic and functional sensitivities and result in the conservation and efficient use of natural resources.

3.2 Design Guidelines

Streetscapes in Campus Oaks shall comply with the relevant Public Space Design Guidelines identified in the City's Community Design Guidelines. In addition, the following supplemental design guidelines shall apply:

3.2.1 LANDSCAPING

Streetscapes are intended to incorporate consistent landscape themes that share a common visual thread throughout Campus Oaks. Key landscape elements are defined below and are generally reflected on Figures 3-1 (Typical Streetscape Corridor), Figure 3-2 (Blue Oaks Boulevard), Figure 3-3 (Woodcreek Oaks Boulevard) and Figure 3-4 (~~HP-Way~~ Roseville Parkway - Central).

Table 3-1: Campus Oaks Street Tree List

Street Trees	
Blue Oaks Boulevard	
	Primary: London Planetree (<i>Platanus x acerifolia</i> 'Columbia') or <i>Platanus racemosa</i> (California Sycamore)
	Secondary: Southern Live Oak (<i>Quercus virginiana</i>), Valley Oak (<i>Quercus lobata</i>), Oregon Oak (<i>Quercus garryana</i>), Blue Oaks (<i>Quercus douglasii</i>)
	Median: Mixed tree plantings including: Southern Live Oak (<i>Quercus virginiana</i>), London Planetree (<i>Platanus acerifolia</i> 'Columbia'), <i>Acer rubrum</i> 'Franksred' or 'October Glory'
	Accent: Maidenhair Tree (<i>Ginkgo biloba</i> 'Fairmount'), Blue Italian Cypress (<i>Cupressus sempervirens</i> 'Glaucua') <i>limited quantities & with City approval</i>, Fruitless Olive (<i>Olea</i> 'Swan Hill'), Grecian Laurel (<i>Laurus nobilis</i>), <i>Chionanthus retusus</i> (Chinese Fringe Tree)
Platanus x acerifolia 'Columbia'	
Woodcreek Oaks Boulevard	
	Primary: London Planetree (<i>Platanus x acerifolia</i> 'Columbia') or <i>Platanus racemosa</i> (California Sycamore)
	Secondary: Southern Live Oak (<i>Quercus virginiana</i>), Valley Oak (<i>Quercus lobata</i>), Oregon Oak (<i>Quercus garryana</i>)
	Median: Mixed tree plantings including: Sour Gum (<i>Nyssa sylvatica</i>), Oregon Oak (<i>Quercus garryana</i>), Glendora White Crape Myrtle (<i>Lagerstroemia indica</i> 'Glendora White')
	Accent: Maidenhair Tree (<i>Ginkgo biloba</i> 'Fairmount'), Blue Italian Cypress (<i>Cupressus sempervirens</i> 'Glaucua') <i>limited quantities & with City approval</i>, Fruitless Olive (<i>Olea</i> 'Swan Hill'), Grecian Laurel (<i>Laurus nobilis</i>), <i>Chionanthus retusus</i> (Chinese Fringe Tree)
Platanus x acerifolia 'Columbia'	
HP-Way-Entry Roseville Parkway	
	Primary: <i>Acer rubrum</i> 'Franksred' or 'October Glory', Emerald Sunshine Elm (<i>Ulmus propinqua</i>)
	Secondary: Maidenhair Tree (<i>Ginkgo biloba</i> 'Fairmount'), Swan Hill Fruitless Olive (<i>Olea europea</i> 'Swan Hill'), Grecian Laurel (<i>Laurus nobilis</i>), Blue Italian Cypress (<i>Cupressus sempervirens</i> 'Glaucua') <i>limited quantities & with City approval</i>
	Accent: <i>Chionanthus retusus</i> (Chinese Fringe Tree), Japanese Flowering Cherry (<i>Prunus serrulata</i>)
Acer rubrum 'Franksred'	

Street Trees

HP Way Entry–Roseville Parkway



Carpinifolia x parvifolia 'Frontier'

- Primary: Emerald Sunshine Elm (*Ulmus propinqua*) or Frontier Elm (*Carpinifolia x parvifolia* 'Frontier')
- Secondary: Sour Gum/Tupelo (*Nyssa sylvatica*), Southern Live Oak (*Quercus virginiana*), Oregon Oak (*Quercus garryana*)
- Accent: Maidenhair Tree (*Ginkgo biloba* 'Fairmount'), Lavender Crape Myrtle (*Lagerstroemia indica* 'Muskogee')
- Specimen: Oregon Oak (*Quercus garryana*, as available)

Painted Desert Way



Koelreuteria paniculata

- Primary: Goldenrain Tree (*Koelreuteria paniculata*)
- Secondary: Carolina Cherry Laurel (*Prunus carolinia*), Chionanthus retusus (Chinese Fringe Tree)

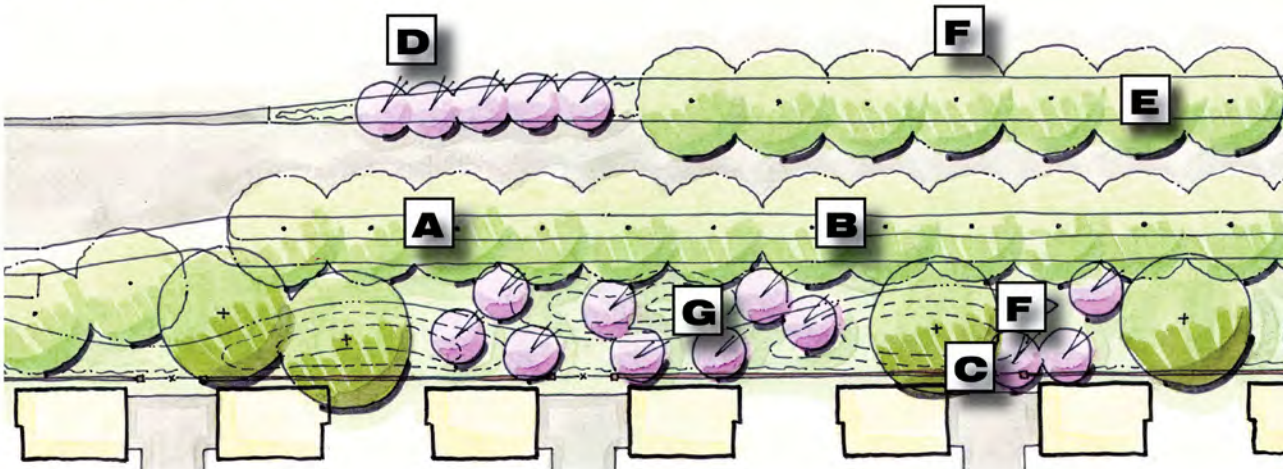
New Meadow Drive



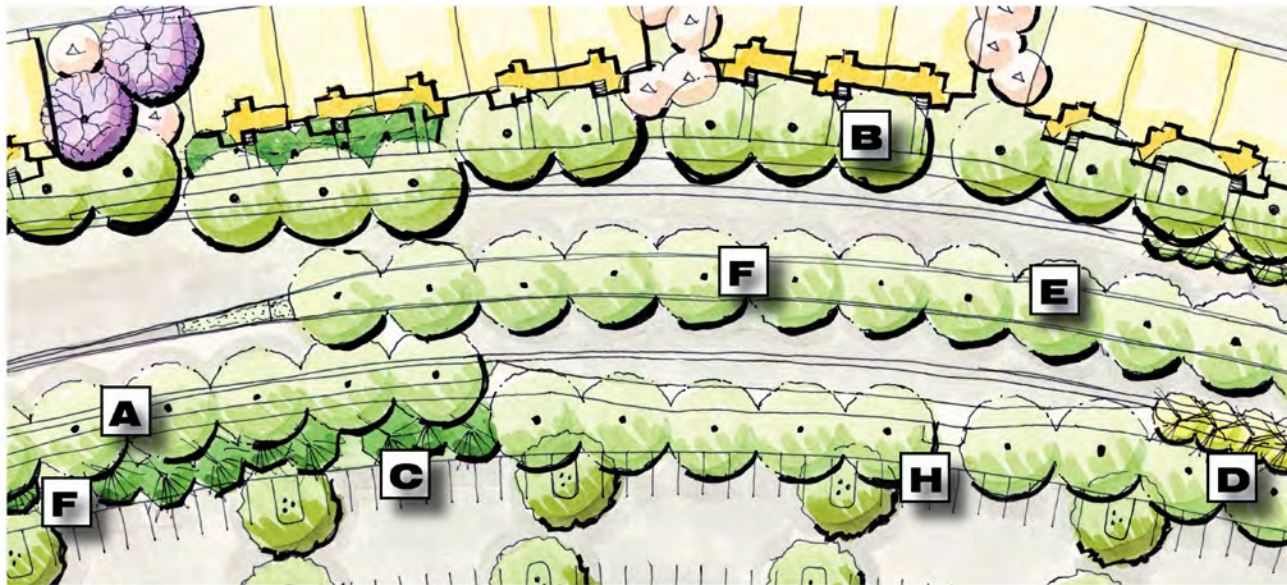
Acer rubrum 'Franksred'

- Primary: Red Sunset Maple (*Acer rubrum* 'Franksred')
- Secondary: Strawberry Tree (*Arbutus Unedo*), Chionanthus retusus (Chinese Fringe Tree)

ARTERIAL ROADWAYS (Blue Oaks Blvd and Woodcreek Oaks Blvd)



COLLECTOR ROADWAYS (HP-Way Roseville Parkway, Painted Desert Drive, New Meadow Drive and Crimson Ridge Drive)



LEGEND:

- | | |
|---|---|
| A. Parkway strip with detached sidewalk | F. Understory planted with low water use groundcover (no turf in medians) |
| B. Primary Street Tree | G. Vegetative bio-swale where possible for storm water treatment |
| C. Secondard Street Tree | H. Bus Stop |
| D. Accent Tree | |
| E. Median Tree (where applicable) | |

Figure 3-1: Typical Streetscape Corridor



LEGEND:

- A. Existing Drainage swale
- B. Street Tree - per Campus Oaks tree list
- C. Secondary Tree - per Campus Oaks tree list
- D. Accent Tree - per Campus Oaks tree list
- E. Commercial Development
- F. Primary Gateway and Community monument
- G. Minimum 8' parkway (low water use groundcover and shrub planting) with 8' detached sidewalk.
- H. Median Tree - per Campus Oaks tree list (no turf in medians)

Figure 3-2: Blue Oaks Boulevard

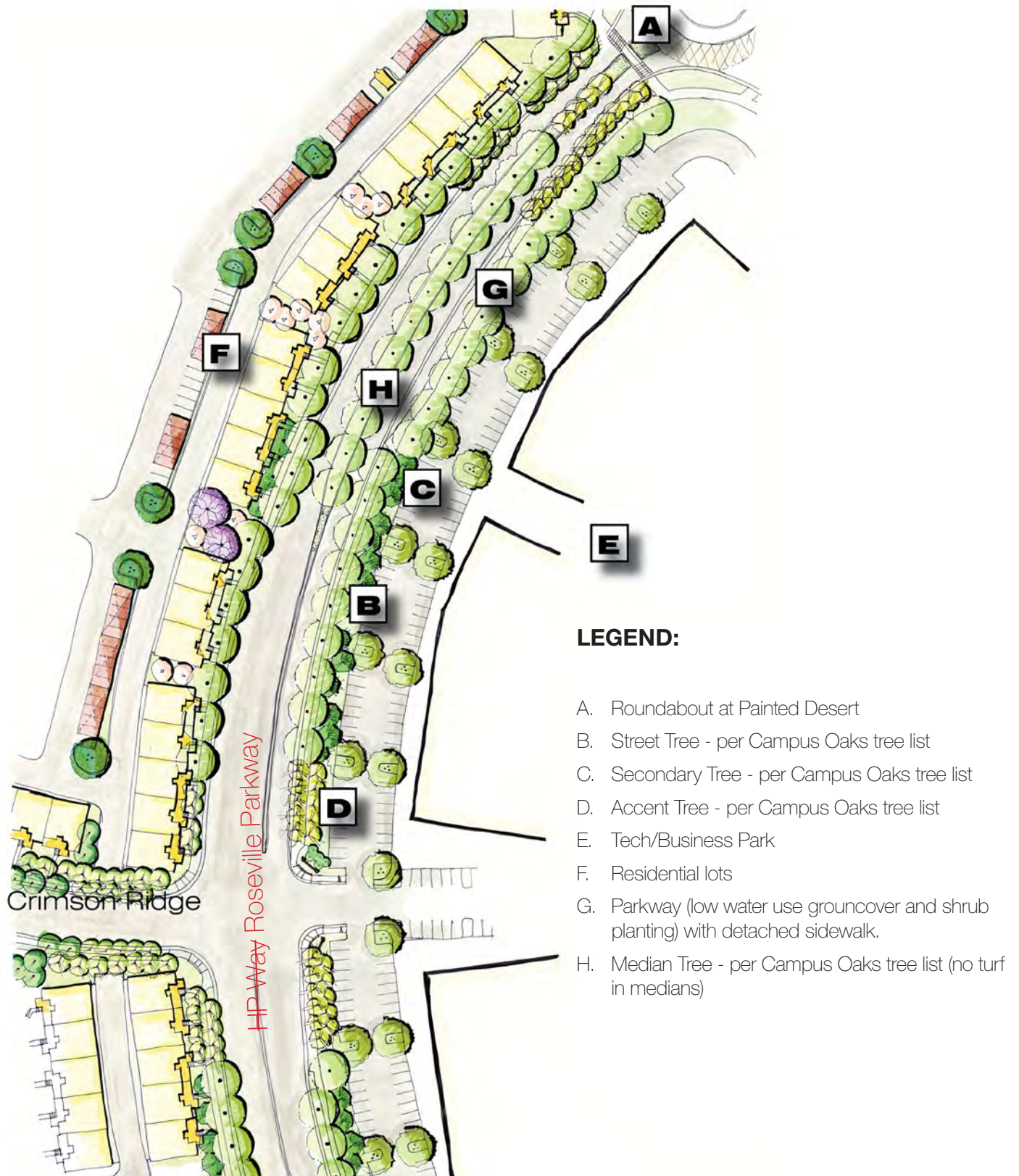


Figure 3-4: HP-Way Roseville Parkway – Central



Entry Signage

3.2.3 GATEWAYS AND ENTRIES

Primary Entry Gateway and Minor Project Entry - Blue Oaks Boulevard

3-30. A Primary Entry Gateway shall be provided at the intersection of Blue Oaks Boulevard and **HP-Way Roseville Parkway** to create a sense of arrival into Campus Oaks as reflected on Figure 3-5 through 3-8. The Primary Entry Gateway shall incorporate:

- An enhanced pedestrian intersection as specified in Guidelines 3-36 and 3-37;

- Complimentary low-scale hardscape features along each side of **HP-Way Roseville Parkway** such as low walls, decorative fencing, entry monuments, pilasters, raised planters, rockery walls along the drainage swale, plazas, and/or similar features. Hardscape elements shall be clad with stone or other natural materials that are unified and complement the overall Campus Oaks streetscape theme;
- Signage integrated into the hardscape features identifying the project (Campus Oaks and/or Hewlett-Packard Enterprise). Signage should be subtle, consisting of either flush mount (with mounting hardware embedded into the surface onto which it is affixed), cast or laser cut letters, emblems or logos. All signage shall be consistent with the City of Roseville Sign Ordinance;
- Enhanced landscaping with specimen oak trees will be used to identify the project entry and create visual scale that is prominent along Blue Oaks Boulevard;

LEGEND

- | | |
|---|---|
| A. Project entry monuments with decorative rail fence and pilasters | D. Rockery retaining walls in drainage swale near project entry |
| B. Enhanced drainage swale | E. Project entry tree |
| C. Project sign wall | F. Specimen accent tree at entry - oaks |
| | G. Planted median |
| | H. Commercial development |

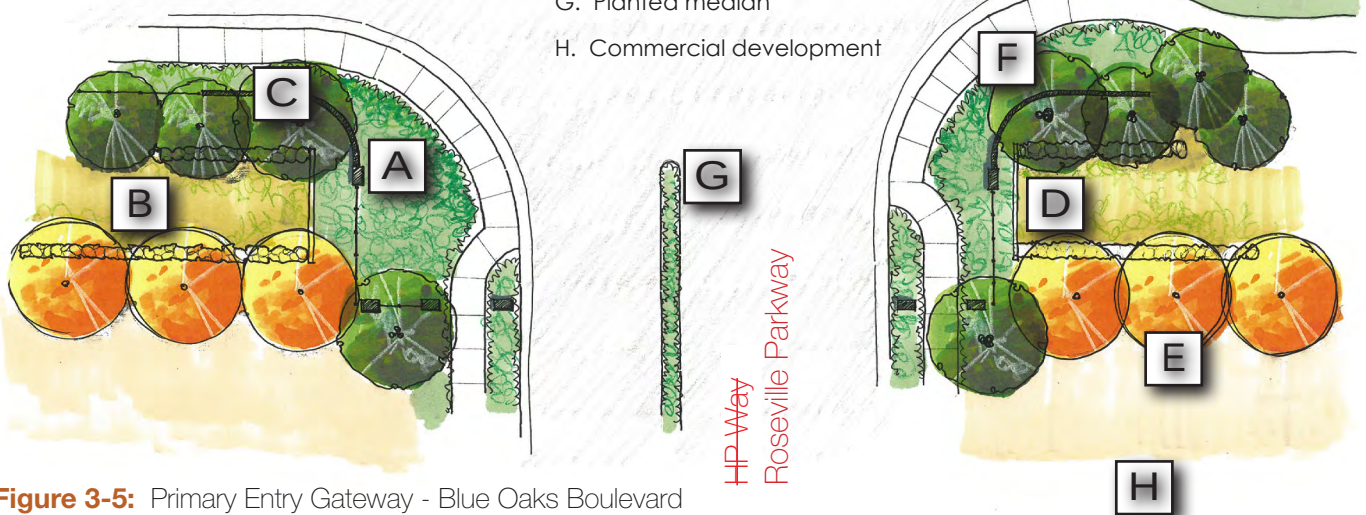


Figure 3-5: Primary Entry Gateway - Blue Oaks Boulevard

LEGEND

- A. Stone veneer clad pilaster with project logo medallion
- B. Curved sign wall, stone veneer cladding
- C. Project sign - Cor-ten steel blade sign with laser cut letters. Sign to be up lighted.
- D. Project fence 2 rail style with rectangular space pickets. Cor-ten steel.
- E. Specimen oak tree

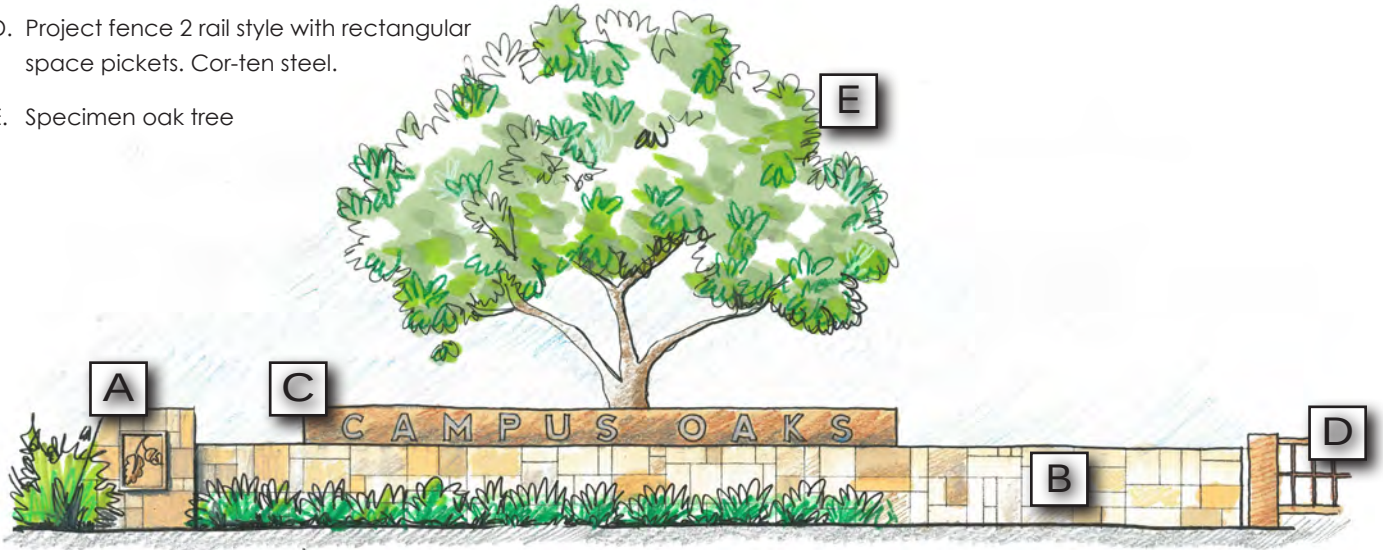


Figure 3-6: Primary Entry Gateway - Elevation



LEGEND

- A. Parkway Planter with stone clad pilaster & project logo medallion
- B. Low project fence and pilaster. Fence to connect to monument wall
- C. 8' wide sidewalk
- D. Project entry trees and landscaping

Figure 3-7: Primary Entry Gateway - Pedestrian Entry at ~~HP-Way~~ Roseville Parkway

Neighborhood Entries

3-35. Neighborhood Entries may be provided at entrances into individual neighborhoods along ~~HP Way~~ Roseville Parkway, Painted Desert Drive and Crimson Ridge Drive. Neighborhood Entries shall be minimal and understated as reflected on Figure 3-11. Neighborhood Entries may incorporate:

- Enhanced pedestrian intersections as specified in Guidelines 3-36 and 3-37;
- Thematic walls or other hardscape features (such as raised planters or pilasters) on both sides of the street or in an entry median. Thematic walls and hardscape elements shall be clad with stone or other natural materials that are unified and complement the Primary and Secondary Entry Gateways;
- Signage integrated into the thematic walls or hardscape features identifying the neighborhood. Signage should be subtle, consisting of either flush mount (with mounting hardware embedded into the surface onto which it is affixed) or cast or laser cut letters, emblems or logos. All signage shall be consistent with the City of Roseville Sign Ordinance;
- A landscape entry median;
- Accent trees and plantings to further define the physical form of the entries. Trees should be selected for their architectural form, seasonal color, and/or flower habit. Accent shrubs should have a growth habit low enough not to obscure hardscape features and signs. All plantings shall be selected in accordance with the Campus Oaks Street Tree and Recommended Plant Lists (Tables 3-1 & 3-2); and
- Indirect lighting highlighting hardscape features, accent trees and signage.



Stamped Concrete



Painted



Stamped Asphalt

3.2.4 INTERSECTIONS AND ROUNDABOUTS

3-36. Enhanced pedestrian intersections are encouraged at intersections throughout Campus Oaks subject to approval of the City.

3-37. Enhanced pedestrian intersections may incorporate:

- Accent paving materials or markings on crosswalks, such as concrete pavers or stamped concrete/asphalt with banding and/or a mix of textures/colors different from surrounding surfaces to clearly define pedestrian space. All paving materials and markings, if applied, shall be approved by the City and selected to minimize maintenance and potential road noise;
- Enhanced signage to provide advanced warning to drivers of upcoming pedestrian crossings;
- Protected islands at crossings where landscaped medians are present to provide a refuge for pedestrians between light cycles. Refuge areas should be the same width as, and level with, the crosswalk. If the intersection includes a pedestrian actuated control device, one should also be located at the median island;
- Bulb-outs (curb extensions) to narrow intersection crossings and slow turning speeds; and
- Adequate illumination to enhance pedestrian visibility.



Protected Pedestrian Island

3-38. In addition to the above, mid-block pedestrian crossings shall be raised to slow travel speeds and provide for more level pedestrian paths of travel.

3-39. Roundabouts may be provided at key intersections along ~~HP Way~~ Roseville Parkway, Painted Desert Drive, and Crimson Ridge Drive. Their use is also encouraged at other intersections within Campus Oaks as approved by the City.



Acorn Style Lighting Fixture

3.2.6 STREET LIGHTING

- 3-65. Decorative acorn-style lighting fixtures constructed to Roseville Electric standards shall be used along all collector and local roadways within Campus Oaks.
- 3-66. All street lighting shall meet the illumination, dark sky/shielding and energy efficiency standards established by Roseville Electric.
- 3-67. Supplemental low pedestrian scale lighting is encouraged at key activity areas such as transit stops, intersections, mid-block crossings, near key project or building entries, and at other similar locations.
- 3-68. Accent lighting should be provided to highlight unique streetscape features such bridges and project entries.



Up Lighting

- 3-69. Up light fixtures and/or exterior electrical outlets shall be provided within the **HP-Way Roseville Parkway** median between Blue Oaks Boulevard and Painted Desert Drive and within all roundabouts to accommodate tree lighting.



Street Light Banners

- 3-70. Lighting standards along **HP-Way Roseville Parkway** between Blue Oaks Boulevard and Painted Desert Drive may include mountings to accommodate street light banners. Such banners may be used to provide a sense of arrival to Campus Oaks and to promote the Town Center, special events, or seasonal periods. In addition, mountings may be included to accept flower baskets.



Street Furnishings and Amenities

3.2.7 STREET FURNISHINGS AND AMENITIES

3-71. Street furnishings and amenities such as seating areas, trash receptacles, and special hardscape treatments with accent lighting shall be provided along ~~HP-Way~~ Roseville Parkway and are encouraged along all other streetscapes within Campus Oaks.

3-72. The design of street furnishings and amenities shall be consistent throughout Campus Oaks, complement the design of surrounding elements, and be durable and low maintenance.

PC EXHIBIT L – Ninth Amendment to the HP Campus Oaks Development Agreement has been removed from **CC ATTACHMENT 1** to be considered as **CC EXHIBIT D**.



DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MEMORANDUM

To: Planning Commission

From: Shelby Vockel, Associate Planner

Date: April 22, 2020

Re: Campus Oaks Amendment – Minor Revisions to Conditions of Approval, File # PL18-0192

The purpose of this memorandum is to provide the Planning Commission with revised conditions of approval for the Campus Oaks Amendment project, File #PL18-0192. The revisions provide updated expiration dates for the Major Project Permit (MPP) Stage 1 Modification and Stage 2. The eliminated text is shown in ~~strike-out~~, with the revised text shown in **bold** below.

Condition of Approval for MPP Stage 1 Modification:

1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on ~~March 26, 2022~~ **April 23, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from ~~March 26, 2023~~ **April 23, 2023**. (Planning)

Condition of Approval for MPP Stage 2:

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from ~~March 26, 2020~~ **April 23, 2020** and if not effectuated shall expire on ~~March 26, 2022~~ **April 23, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, providing this approval does not extend the expiration beyond ~~March 26, 2023~~ **April 23, 2023**.

As stated in the staff report, the project was previously scheduled for the March 26, 2020 Planning Commission hearing. The revisions included in this memorandum show the correct Planning Commission hearing date and appropriate expiration dates for the MPP Stage 1 Modification and MPP Stage 2 in the event that the requested entitlements are approved at the April 23, 2020 hearing.



4th ADDENDUM TO THE HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996)

Project Title/File Number:	Third Amended Hewlett-Packard Campus Oaks Master Plan
Project Location:	Southeast corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, westerly of existing Hewlett-Packard (HP) campus.
Project Description:	The applicant requests approval of a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Campus Oaks Master Plan to reflect the proposed land use changes. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. A Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. A Large Lot Tentative Subdivision Map is requested to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. A Small Lot Tentative Subdivision Map is requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.
Project Applicant/Owner:	Stephen Des Jardins, BBC Roseville Oaks, LLC
Lead Agency Contact:	Shelby Vockel, Associate Planner, 916-746-1347

An Addendum to a previously certified environmental impact report (EIR) shall be prepared for a project if only minor technical changes or additions are necessary but none of the conditions calling for the preparation of a

subsequent EIR have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the following analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions to the analysis in the EIR are necessary to address the changes to the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location and Planning Context

In 1996, the City of Roseville approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP), which allowed for a mix of land uses, including commercial, industrial, and open space, within an approximately 492-acre project site located within the City of Roseville's North Industrial Area. The HPMP project site is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west (**Figure 1**).

In 2015, the City of Roseville approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment), which changed the 1996 HPMP to allow for the mixed-use Campus Oaks development on the western half of the site. The HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (**Figure 2**):

- Hewlett-Packard Campus. Covering 141.2 acres in the southeastern corner of the Master Plan site, this sub-area currently includes Hewlett-Packard's facilities and associated businesses. The Hewlett-Packard Campus is planned for continued light industrial, recreation, and related development.
- Campus Oaks. Covering the western 234.5 acres of the HPCO Master Plan site, portions of this sub-area are under development, with the southern portion established as the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. Campus Oaks is approved for a mix of residential, commercial, tech/business park, public, and park uses.

The proposed project analyzed in this Addendum would amend portions of the Campus Oaks sub-area of the HPCO Master Plan area (see **Figure 2**) and does not include amendments to the Hewlett-Packard Campus or other portions of the HPMP area.

Environmental Setting

The approximately 234.5-acre Campus Oaks portion of the HPCO Master Plan site is located within the City of Roseville's North Industrial Area. With the exception of the developed portions noted below, the site is predominantly under development or vacant. The site was disced regularly after the 1996 HPMP was approved and wetland mitigation was implemented. The southern portion of the project site comprises the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. After the approval of the HPCO Master Plan, various projects consistent with the Master Plan were approved and constructed within portions of the project site approved for development. This includes the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard, which extends through the project site; the construction of Painted Desert Drive and Crimson Ridge Drive, which extend through the project site, the Campus Oaks Apartments complex in the east-central portion of the project site, and mass grading of the project site and surrounding areas.

Property to the north of the project site, across Blue Oaks Boulevard, has a land use designation of Community Commercial. The site includes a Walgreens but otherwise remains undeveloped. Land uses to the west of the project site include residential, commercial, and open space. Land uses to the east of the project site and north of Roseville Parkway include office, industrial, and mass graded undeveloped land. Land uses to the east of the project site and south of Roseville Parkway include office and light industrial uses within the HPCO Master Plan area, including the Hewlett-Packard Campus. Land uses to the south of the project site include the Woodcreek Golf club, open space, and residential uses.

Figure 1
Hewlett-Packard Master Plan (HPMP) Area Location

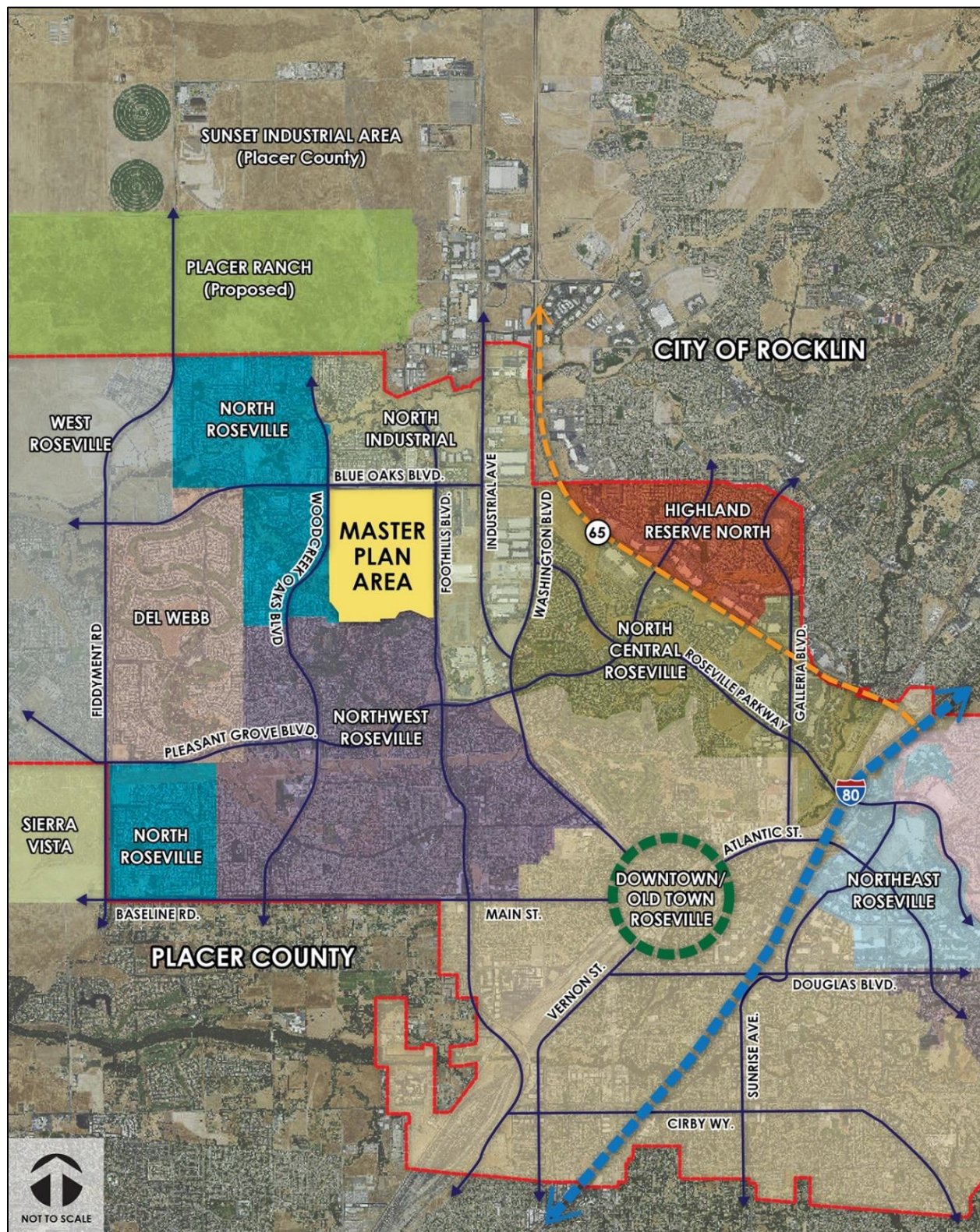
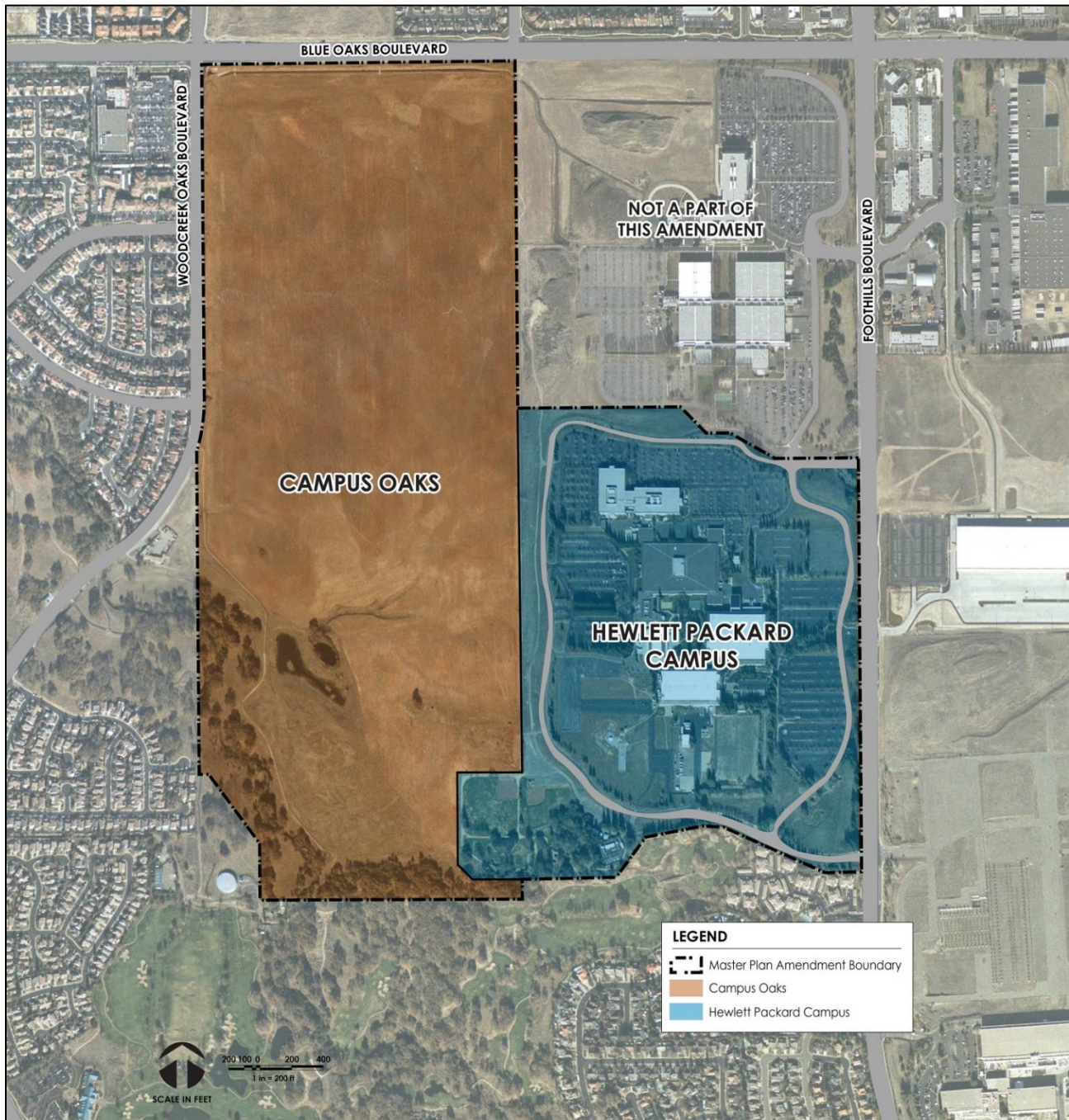


Figure 2
Hewlett-Packard Campus Oaks (HPCO) Amendment Area



Project Background

In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan to guide light industrial development in the approximately 500-acre plan area. A small amount of land was designated for commercial/retail at the intersection of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, and the intersection of Blue Oaks Boulevard and Foothills Boulevard. At that time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan area. In 1996, the City entered into a Development Agreement (DA) with Hewlett-Packard to guide development of the entire site as a single owner and operator. Since 1996, portions of the site have been sold to other parties and additional light industrial/office buildings have been constructed on the eastern half of the project site subject to the 1996 Hewlett-Packard Master Plan. In 2001, the City approved a redesignation and rezoning of the commercial/retail parcels to light industrial use.

As Hewlett-Packard shifted their business plans for the property and sold some of the land, there was an interest in amending the Hewlett-Packard Master Plan. In 2014 the Hewlett-Packard Campus Oaks Master Plan (HPCO Master Plan) Amendment was submitted, which covered a portion of the land within the Hewlett-Packard Master Plan area. Figure 2 shows the portion of property which continues to be regulated by the Hewlett-Packard Master Plan and the portion regulated by the HPCO Master Plan. The HPCO Master Plan redesignated 198 acres of industrial land to a mix of Low, Medium, and High Density Residential; Business Professional; Community Commercial; Tech/Business Park – Light Industrial; Parks and Recreation; Open Space; and Public/Quasi-Public. The HPCO Master Plan also established development standards, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan.

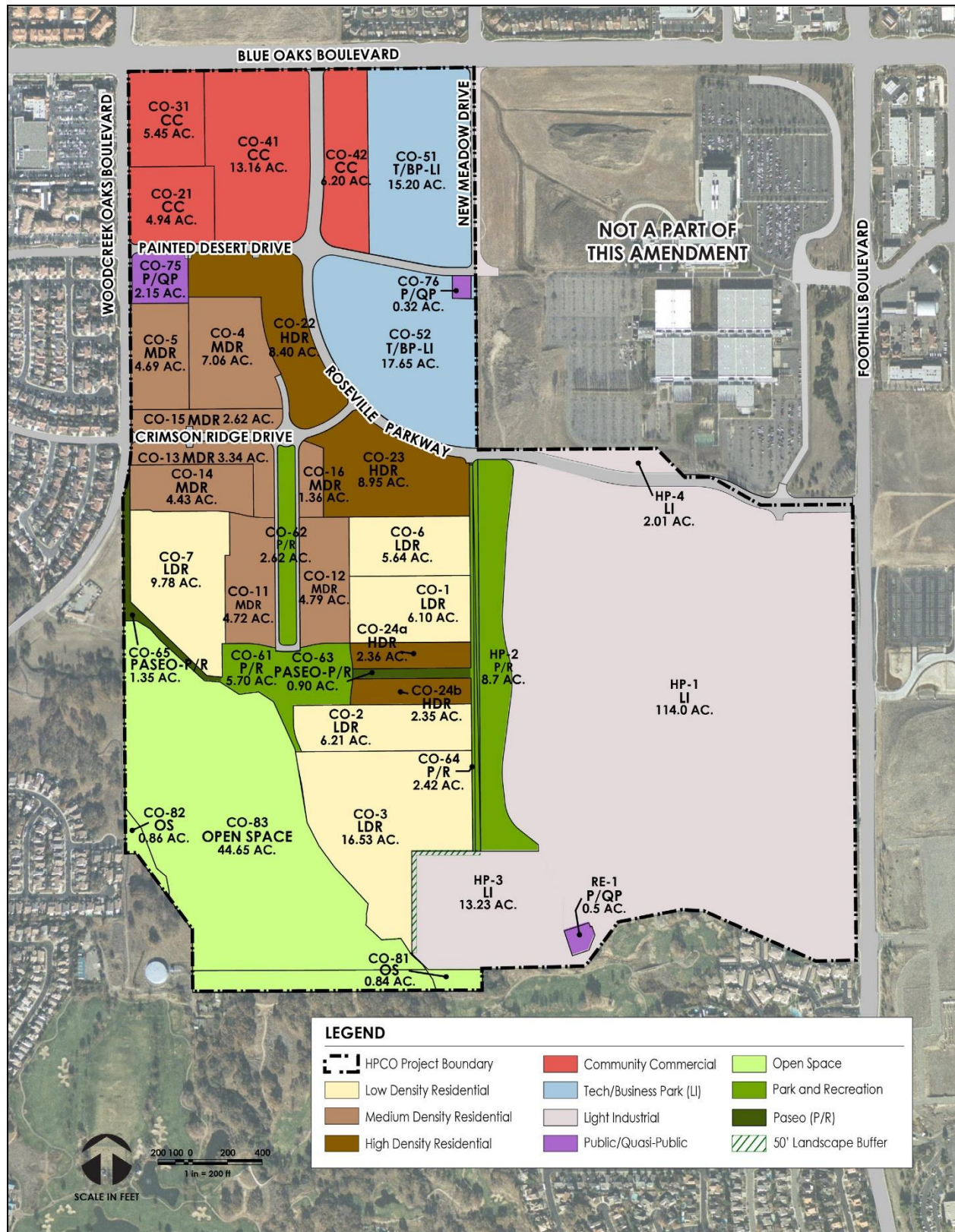
Compared to the 1996 HPMP, the HPCO Master Plan project resulted in an increase of 948 new residential units, 300,000 square feet of tech/business park, 60,000 square feet of office, and 170,000 square feet of commercial and a reduction of approximately 1,517,000 square feet of light industrial uses within the plan area. To assess the impacts of this change in uses, an Addendum to the Hewlett-Packard Master Plan EIR (2015 Addendum) was prepared and considered. The project received final approval in August of 2015.

The first amendment to the HPCO Master Plan was approved in 2016. This amendment reconfigured residential and office land uses within the plan area, resulting in a reduction in the number of low-density and medium-density residential uses and an increase in the number of high-density uses. The 2016 project also changed Parcel CO-21 from High Density Residential to the designation of Business Professional but did not increase the square footage of office uses allocated to the plan area. To assess the impacts of this change in uses, a second Addendum to the Hewlett-Packard Master Plan EIR (2016 Addendum) was prepared and considered. The project received final approval in September of 2016.

The second amendment to the HPCO Master Plan was approved in 2018. This amendment redesignated Parcels CO-21 and CO-31 within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial. To assess the impacts of this change in uses, a third Addendum to the Hewlett-Packard Master Plan EIR (2018 Addendum) was prepared and considered. The project received final approval in December of 2018. **Figure 3** shows the HPCO Master Plan land use diagram as approved under the second amendment in 2018.

Following the approval of the second amendment of the HPCO Master Plan, several projects were approved that resulted in Administrative Density Transfers. These projects included Campus Oaks Residential on Parcels CO-4, 5, and 15 (File # PL18-0147); Campus Oaks Residential 2 on Parcels CO-11, 13, 14, and 16 (File # PL18-0175); and Phase 1 of Parcel CO-12 (File # PL19-0177). These Administrative Density Transfers complied with the requirements of the HPCO Master Plan and were found to be consistent with the prior Addenda. The current project application was submitted prior to approval of the Administrative Density Transfers, and the analysis in this document will rely upon the unit allocation evaluated by the previous Addendum as the baseline for comparison.

Figure 3
Approved 2018 HPCO Land Use Diagram



The current proposal (hereafter referred to as the “project” or “proposed project”) would modify existing residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed project, there would be no net change in the number of residential units proposed. Refer to the “Proposed Project” section below for a detailed project description.

Campus Oaks – 2018 Approved Residential and Parks and Open Space Land Uses

Table 1 below shows residential and parks and open space uses for the Campus Oaks portion of the HPCO Master Plan area as approved in 2018.

TABLE 1
CAMPUS OAKS DEVELOPMENT
APPROVED 2018 RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (acres)	Dwelling Units (du)	
				Density (du/ac)	DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	6.10	5.9	36
CO-2	LDR	RS/DS	6.21	5.8	36
CO-3	LDR	R1/DS	16.53	3.9	64
CO-6	LDR	RS/DS	5.64	6.4	36
CO-7	LDR	RS/DS	9.78	5.9	58
Sub-Total:			44.26	5.2	230
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	7.06	8.5	60
CO-5	MDR	RS/DS	4.69	9.8	46
CO-11	MDR	RS/DS	4.72	7.2	34
CO-12	MDR	RS/DS	4.79	7.1	34
CO-13	MDR	RS/DS	3.34	7.2	24
CO-14	MDR	RS/DS	4.43	7.7	34
CO-15	MDR	RS/DS	2.62	7.3	19
CO-16	MDR	RS/DS	1.36	7.4	10
Sub-Total:			33.01	7.9	261
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-22	HDR	R3/DS	8.40	25.0	210
CO-23	HDR	R3/DS	8.95	20.7	185
CO-24a	HDR	R3/DS	2.35	13.1	31
CO-24b	HDR	R3/DS	2.35	13.2	31
Sub-Total:			22.06	20.7	457
Residential Total:			99.33	9.5	948

TABLE 1
CAMPUS OAKS DEVELOPMENT
APPROVED 2018 RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (acres)	Dwelling Units (du)	
				Density (du/ac)	DU's (units)
PARKS AND OPEN SPACE					
CO-61	P/R	PR	5.70		
CO-62	P/R	PR	2.62		
CO-63	P/R (Paseo)	PR (Paseo)	0.9		
CO-64	P/R	PR	2.42		
CO-65	P/R (Paseo)	PR (Paseo)	1.35		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			68.04		

SOURCE: Morton & Pitalo, Inc., 2020.

Proposed Project

The proposed project would modify existing residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed in comparison to the initially adopted 2015 HPCO Master Plan. In summary, the proposed changes include the following:

- Low Density Residential: Increase of 3 units (from 230 to 233)
- Medium Density Residential: Increase of 58 units (from 261 to 319)
- High Density Residential: Decrease of 61 units (from 457 to 396)
- Parks: There would be a net increase in park area of 1.8 acres

Table 2 below shows residential and parks and open space uses for the Campus Oaks portion of the HPCO Master Plan area as proposed under the current project.

TABLE 2
CAMPUS OAKS DEVELOPMENT
PROPOSED RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (Acres)	Dwelling Units (du)	
				Density (Du/Ac)	DU's (Units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	0.00	0.0	0
CO-2	LDR	RS/DS	9.52	6.2	59
CO-3	LDR	R1/DS	16.53	3.8	62
CO-6	LDR	RS/DS	0.00	0.0	0
CO-7	LDR	RS/DS	10.33	6.8	70
CO-12	LDR	RS/DS	6.26	6.7	42
Sub-Total:			42.64	5.5	233
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	13.79	9.6	132
CO-5	MDR	RS/DS	0.00	0.0	0
CO-6	MDR	RS/DS	10.40	8.3	86
CO-11	MDR	RS/DS	4.29	8.9	38
CO-12	MDR	RS/DS	0.00	0.0	0
CO-13	MDR	RS/DS	6.09	8.4	51
CO-14	MDR	RS/DS	0.00	0.0	0
CO-15	MDR	RS/DS	0.00	0.0	0
CO-16	MDR	RS/DS	1.44	0.0	12
Sub-Total:			36.01	8.9	319
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-21	HDR	R3/DS	0.00	0.0	0
CO-22	HDR	R3/DS	8.89	23.6	210
CO-23	HDR	R3/DS	8.95	20.8	186
CO-24a	HDR	R3/DS	0.00	0.0	0
CO-24b	HDR	R3/DS	0.00	0.0	0
Sub-Total:			17.84	22.2	396
Residential Total:			96.49	9.8	948
PARKS AND OPEN SPACE					
CO-61	P/R	PR	6.27		
CO-62	P/R	PR	2.39		
CO-63	P/R (Paseo)	PR (Paseo)	0.94		
CO-64	P/R	PR	2.46		
CO-65	P/R (Paseo)	PR (Paseo)	2.73		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			69.84		

Requested Entitlements

In order to process these proposed changes to the approved land use plan, the applicant requests the following entitlements:

General Plan Amendment and Rezone: to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR.

Development Agreement Amendment: The ninth amendment to the Development Agreement By and Between the City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property (South Campus) within the Hewlett-Packard Campus Oaks Master Plan to reflect the land use changes.

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the proposed land use changes.

Major Project Permit Stage 2 Modification: To evaluate residential design on Parcel CO-6.

Large Lot Tentative Subdivision Map: To create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3.

Small Lot Tentative Subdivision Map: To allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7 (Phase A), 27 lots on Parcel CO-12 (Phase B), 86 lots on Parcel CO-6 (Phase C), and 59 lots on Parcel CO-2 (Phase D), as well as Lots A-D and right-of-way lots.

In addition to the above, the Campus Oaks Design Guidelines will be revised to be consistent with the amendment to the HPCO Master Plan.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines Sections 15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines Section 15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

As described above, buildout of the project site was planned and entitled in the Hewlett-Packard Roseville Campus Master Plan (HPMP). The HPMP and its accompanying EIR were approved by the City of Roseville in 1996. The EIR evaluated the HPMP, which allows for a mix of land uses such as commercial, industrial, and open space. Subsequently, the HPCO Master Plan was approved in August 2015 and subsequent revisions to the HPCO Master Plan were approved in 2016 and 2018, each of which included an Addendum to the 1996 EIR. The 2015, 2016, and 2018 Addendums were considered by the City of Roseville's City Council as part of the approval actions for the HPCO Master Plan and its first amendment, and are now a part of the 1996 EIR which this current Addendum relies upon. The 1996 EIR and the 2015, 2016, and 2018 Addendums are available online at: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. The EIR and Addendums are also available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA.

In accordance with CEQA, it was determined that the 1996 Hewlett Packard Master Plan had the potential to have a significant adverse impact on the environment, and the Final EIR (SCH No. 95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council in June of 1996. The 2015 Addendum to the EIR was considered by City Council and the HPCO Master Plan was approved on August 5, 2015. The 2016 Addendum was considered by City Council and the first HPCO Master Plan amendment approved on September 7, 2016. The 2018 Addendum was considered by City Council and the second HPCO Master Plan was amendment approved on December 19, 2018.

The 1996 EIR and its Addendums are referenced and utilized in the evaluation of the currently proposed project, which covers part of the project site analyzed in the 1996 Hewlett Packard Master Plan FEIR. Importantly, the 1996 EIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the Hewlett Packard Master Plan, as did the subsequent Addendums. The changes to the portion of the plan area contemplated by the current project relate to areas for which project-level review was conducted.¹

The City Council adopted a Statement of Overriding Considerations when it certified the 1996 EIR. The 1996 EIR identified the following impacts associated with development of the project area, as significant and unavoidable:

- Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands;
- Potential loss of federal threatened vernal pool fairy shrimp;
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NOx, ROG, SO2 and CO;
- Increases of CO concentrations at intersections;
- Increased air pollution in both the Hewlett-Packard Master Plan Area and Sacramento Valley Air Basin; and
- Inconsistency with the Placer County Air Quality Attainment Plan.

¹ Importantly, the California Court of Appeal has reinforced that the question of the adequacy of prior CEQA documentation is based on the substance of the analysis contained therein and not on the particular type of EIR that is prepared. In the 2014 case of *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (July 7, 2014) 227 Cal.App.4th 1036, the California Court of Appeal, First Appellate District, stated that "The obligation to conduct supplemental review under section 21166 applies regardless of whether the project under consideration has undergone previous, project-specific environmental review, or is being carried out under a plan for which the agency has previously certified a program EIR." The Court went on to reiterate this point, citing a recent case from the Third Appellate District, when it stated that "Conversely, '[i]f a program EIR is sufficiently comprehensive, the lead agency may dispense with further environmental review for later activities within the program that are adequately covered in the program EIR.'" (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 200.).

The 1996 EIR identified project-specific mitigation measures for the Hewlett Packard Master Plan, which were adopted by the City and incorporated into the Master Plan. The 2015 Addendum included new mitigation measures to reflect updates to standard regulatory language or practice, to address the introduction of residential uses (e.g., masonry wall requirements to avoid unacceptable noise exposure), and to address changes to the roadway system, but did not identify any new significant and unavoidable impacts. The new mitigation measures were adopted by the City as part of a Mitigation Monitoring Plan. The 2016 and 2018 Addendums did not include any new mitigation measures. As explained earlier, consistent with the requirements of Section 15162 of the CEQA Guidelines, this Addendum analyzes the impacts of the proposed project in relation to the analysis completed in the 1996 EIR and its Addendums.

For purposes of this Addendum, the analysis of the proposed project is based on buildout of the project area consistent with the HPCO Master Plan as analyzed in the Hewlett-Packard Master Plan EIR certified in 1996 and the 2015, 2016, and 2018 Addendums. This “plan to plan” analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (Sections 15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015, 2016, and 2018 Addendums. The focus of this Addendum is the potential for changes to the approved HPCO Master Plan or changed conditions or circumstances since the prior environmental analyses to generate new significant impacts, substantially more severe significant impacts, or effects that would meet the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives if they are subject to the qualifications described above). This Addendum also addresses whether any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows any new or substantially more severe significant impacts, or any mitigation measures or alternatives that were either previously identified as infeasible that are actually feasible, or that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, that the project proponents have declined to adopt.

In the case of the proposed project, the development footprint, roadway networks, and other major supporting infrastructure remain unchanged from the current approved HPCO Master Plan. The project consists of land use modifications, residential unit transfers, and density adjustments.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of previously identified impacts.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes that a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS**Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	1996 EIR pp 4.7-4 to 4.7-10 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1996 EIR pp 4.7-1 to 4.7-7 2015 Addendum pp 35-43 2016 Addendum pp 15-16 2018 Addendum pp 9-10	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR pp 4.7-10 to 4.7-12 2015 Addendum pp 35-43 2016 Addendum pp 15-16 2018 Addendum pp 9-10	No	No	No	Yes
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1996 EIR pp 4.7-12 to 4.7-13 2015 Addendum pp 35-43 2016 Addendum pp 15-16 2018 Addendum pp 9-10	No	No	No	Yes

Discussion: All of the land proposed to be developed as part of the project was also anticipated to be developed with both the Hewlett Packard Master Plan and the HPCO Master Plan. At the time of the 1996 EIR, the surrounding area was open grassland, so the conversion of this open land to industrial uses was found to be significant and unavoidable. The 1996 EIR also considered the potential for visual incompatibility between light industrial uses and surrounding development, and the potential for light and glare impacts resulting from new lighting sources, but found both of those impacts to be less than significant because existing City Design Guidelines would ensure compatible site and building design. Furthermore, standards would also require the use of cut-off lenses for lighting fixtures. By the time of the HPCO Master Plan project, the surrounding land was a developed urban environment with a mix of residential and commercial uses. The 2015 Addendum noted that the proposed buildings changed from industrial-scale buildings with greater building massing and height, to a mix of residential, office, commercial, and tech/business park uses with smaller massing and generally shorter building heights, consistent with the surrounding development. The 2015 Addendum also indicated that the City's updated Design Guidelines would continue to regulate site planning and building development, and that current lighting standards of the City of Roseville Community Design Guidelines (2008) prohibit the spill-over of light from non-residential properties onto residential properties. It was concluded that the character of views to and from the HPCO Master Plan area would be essentially unaffected by the proposal, and that impacts would be similar or less than those described in the 1996 EIR.

The 2016 Addendum reached the same conclusion as the 2015 Addendum. The 2016 project involved changing five acres of high density residential uses to business professional uses, as well as reducing the number of single-family units and increasing the number of multi-family units. The analysis noted that there could be slightly more multi-story housing options constructed as a result, but that the overall development footprint and character of development would remain unchanged.

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
The 2018 Addendum reached the same conclusion as the 2016 Addendum. The 2018 project involved conversion of approximately 10 acres of business professional uses to commercial uses, and an increase in square footage by 10,000 square feet. The analysis noted that, in terms of visual impacts, commercial buildings and office buildings have similar visual impacts, but commercial buildings are often single story while office buildings are more likely to be multi-story. Therefore, the change in land use would not alter the overall development footprint or character of site development, but may result in shorter building heights. In addition, the proposed project included detailed elevations and site planning, which allowed review of the elevations for conformity with the Design Guidelines. The elevations were reviewed by City staff and were found to conform to the City of Roseville Community Design Guidelines and the HPCO Master Plan; all future buildings on the site would be required to conform to the same design theme, per the City of Roseville Community Design Guidelines and the HPCO Master Plan. The analysis concluded that the proposed commercial uses would be consistent and compatible with the existing surrounding development, which is commercial and high density residential. The analysis concluded that the lighting and photometric plan prepared for the project demonstrated that there would be no off-site spill-over of lighting. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. There would be a net increase in park area of 1.8 acres. In terms of visual impacts, the proposed land use modifications, residential unit transfers, and density adjustments would not alter the overall development footprint or character of site development. All future buildings on the site would be required to conform to the same design theme, per the City of Roseville Community Design Guidelines and the HPCO Master Plan. Consequently, the proposed project would not result in impacts to visual character not previously analyzed and disclosed. The proposed land use modifications, residential unit transfers, and density adjustments would not result in new or substantially more severe light or glare impacts than were previously analyzed and disclosed. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR p 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	Yes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Discussion: When the 1996 EIR was prepared, the plan area was largely surrounded by open grassland with outbuildings that had historically been used for grazing or other agricultural purposes, but no prime or farmland of local importance was located in the plan area. The 1996 EIR anticipated that the undeveloped portions of the master plan site would be converted from seasonal grazing land to urbanized light industrial uses. The 2015 Addendum noted that the latest data from the California Department of Conservation's Important Farmland Map for Placer County designated the HPCO Master Plan area as Farmland of Local Importance, but that the site is not zoned or used for agriculture, has not been used for agricultural purposes since 1996, and that the surrounding urbanization would make the resumption of agriculture economically infeasible. The 2015 Addendum also noted there were no forestry resources in the plan area. The 2016 and 2018 Addendums stated that the proposed land use changes had no effect on prior analysis. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums. The proposed project would not result in previously unidentified or more severe impacts to agricultural resources and would result in no impacts to forestry resources. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR pp 4.10-12 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR pp 4.10-3 to 4.10-9 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	1996 EIR pp 4.10-2 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR p 4.10-2 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	1996 EIR p 4.10-22 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes

Discussion: The air quality section of the 1996 EIR contained a qualitative impact analysis concluding that construction-related activities would generate emissions that would limit the ability of the Placer County Air Pollution Control District (PCAPCD) to meet state standards within the County. With mitigation, construction impacts were determined to be less than significant. Operational air emissions were quantitatively modeled, and were found to be significant and unavoidable despite mitigation. The 2015 Addendum updated the air quality analysis for the HPCO Master Plan area, and included quantitative modeling for both construction and operational emissions, for both the 1996 and 2015 plans. The Addendum concluded that some pollutant emissions would increase compared to the 1996 plan, and some would decrease, but that the primary difference between the analyses was the availability of additional regulatory mechanisms and mitigation which could reduce impacts.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Since the certification of the 1996 EIR, the PCAPCD has established a list of rules and regulations that all projects within the PCAPCD boundaries must abide by, which can be found in the PCAPCD CEQA Handbook. The PCAPCD has also established thresholds of significance to be used in quantitative analyses of construction and operation of a project. These quantitative thresholds are presented under the Standards of Significance chapter of the PCAPCD CEQA Handbook. While the 2015 Addendum showed some aspects of the 2015 HPCO would result in greater emissions compared to the 1996 HPMP, the analysis ultimately determined that with mitigation, the 2015 HPCO would not create any new significant impacts or a substantial increase in the severity of an impact previously determined to be significant. The mitigation measure added in 2015 requires the applicant to participate in the Placer County Air Pollution Control District's Offsite Mitigation Program by paying an estimated total of \$65,274 for offsets for (ROG and NOx). This figure was based on \$16,640 per ton. The actual amount to be paid will be determined at the time of recordation of the Final Map (residential projects) or issuance of a Building Permit (non-residential projects). The 1996 EIR determined that implementation of the 1996 Hewlett Packard Master Plan would not result in significant impacts related to odors. The 2015 Addendum concluded that the change in land use from light industrial to a mix of uses including residential and commercial would not create objectionable odors, nor expose residents to such odors. The 2016 and 2018 Addendums reached the same conclusion, indicating that the project changes would result in no changes to prior analyses. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not change the development footprint of the project area or any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a 1.8-acre net increase in park acreage to be constructed, but this increase is minor and has no effect on the construction impact analysis. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount park acreage by 1.8 would not extend the duration of construction and will not increase the maximum daily emissions. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. The project would therefore not result in any significant increase in operational air quality impacts. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-6 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1996 EIR pp 4.5-4 to 4.5-6 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1996 EIR pp 4.5-8 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2015 Addendum pp 79 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	None

Discussion: The 1996 EIR anticipated the conversion of the majority of the Hewlett Packard Master Plan site from annual grassland to urbanized light industrial uses, and included an assessment of and mitigation for wetland impacts. By the time of the 2015 Addendum, the wetlands on the site had all been filled and mitigation for them had been provided pursuant to an effectuated Clean Water Act Section 404 permit. Subsequently, the entire area was regularly disced and maintained on an annual basis. The 1996 EIR acknowledged the loss of grassland and wetland habitat would impact species dependent on those habitats. Mitigation was required to offset all biological resources impacts. The 2015 Addendum noted that the footprint of the HPCO Master Plan did not include any new impact areas compared to the 1996 EIR analysis, and in fact included less impact area. In addition, the Woodcreek Oaks Preserve/open space area anticipated in the 1996 Plan has been established and dedicated to the City of Roseville. The 2015 Addendum reviewed the potential biological resources impacts and concluded that several of the mitigation measures adopted as part of the 1996 EIR were no longer required because of mitigation action taken or changed circumstances between the 1996 EIR and 2015 Addendum, such as the completion of wetland mitigation. The 2016 and 2018 Addendums indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint or impact area for biological resources previously analyzed in the 1996 EIR or its subsequent Addendums. Therefore, the proposed project would not result in impacts to biological resources not previously addressed in the 1996 EIR or its subsequent Addendums.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 EIR pp 4.3-2 to 4.3-3 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes

Discussion: The 1996 EIR anticipated conversion of the majority of the plan area from annual grassland to urbanized light industrial uses. The 1996 EIR concluded that while there were identified cultural resources within the Master Plan site, mitigation would reduce impacts to a less-than-significant level. The 2015 Addendum discussed the various field surveys and records searches that had been documented since the 1996 EIR. A 2015 field survey confirmed that previously-identified cultural resources within the Campus Oaks site had been removed or were otherwise no longer important resources for purposes of CEQA. The 2015 Addendum concluded that the land use changes would not cause any new significant impacts or a substantial increase in the severity of previously-identified significant impacts. The 2015 Addendum also noted that some of the 1996 EIR mitigation measures were no longer required, but retained 1996 Mitigation Measure 4.6-1 regarding the treatment of previously-unidentified cultural resources. The 2015 Addendum also added Mitigation Measure 5-1 to mitigate impacts on any previously-unknown paleontological resources. This was not added due to new information about likelihood of presence, but instead was added to reflect current standard practice. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, was found to result in a less-than-significant impact to unknown cultural resources. The 2016 and 2018 Addendums noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint or impact area for cultural, archeological, or paleontological resources previously analyzed in the 1996 EIR or its subsequent Addendums. Previous

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
analysis and mitigation measures would continue to apply to the proposed project. Therefore, the proposed project would not result in impacts to cultural, archeological, or paleontological resources not previously addressed in the 1996 EIR or its subsequent Addendums. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A	No	No	No	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Discussion: The 1996 EIR and its subsequent Addendums did not include an analysis of energy impacts, as recommended under the current CEQA Guidelines. While the 1996 EIR and its subsequent Addendums did not evaluate impacts related to energy, the potential environmental impact of energy usage was known or could have been known at the time of the certification of the 1996 EIR. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area, and there would be a net increase in park area of 1.8 acres. The approved HPCO Master Plan project does not include uses or construction plans that would be more energy-intensive than is normal for typical mixed-use developments. The approved HPCO Master Plan would be developed under currently applicable California Building Code (CBC) energy efficiency standards, which include an increasingly more stringent array of energy efficiency requirements with each successive iteration. The current CBC energy efficiency standards implement a more stringent set of energy efficiency design standards than were in place when the HPCO Master Plan project was originally approved in 2015. For this reason, the HPCO Master Plan would have greater energy efficiency than was anticipated to have been included in when the HPCO Master Plan project was originally approved in 2015. Roseville Electric supplies electricity to the HPCO Master Plan area. Additional electricity resources needed to serve the plan area, including state and federal mandated renewable electricity resources, would be purchased from outside sources or generated by City-owned facilities at the Roseville Energy Park. As required by State regulations, Roseville Electric uses cost-efficient energy efficiency, load management and renewable resources programs to meet electricity demand before acquiring new electricity sources. As articulated in the Campus Oaks Master Plan, it is a goal within the Campus Oaks development that a minimum of 50 percent of all homes be solar powered, that electric vehicle charging stations be included at all homes, and that LEED or similar green building standards be encouraged. Consequently, the HPCO Master Plan project and the currently proposed modifications to the project would not be anticipated to result in the wasteful, inefficient, or unnecessary consumption of energy resources. The HPCO Master Plan builds upon the City's planning documents including the General Plan, Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan. Consequently, the HPCO Master Plan project is largely consistent with SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which achieves California Air Resources Board targets for GHG reductions. Therefore, the HPCO Master Plan and the currently proposed project's modifications to the plan would have a less-than-significant impact related to the implementation of energy efficiency plans.					

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	1996 EIR pp 4.3-4 to 4.3-7 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	Yes
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)					
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	Yes
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	None

Discussion: The 1996 EIR anticipated development of the Master Plan area and included mitigation requiring site-specific geotechnical evaluations before grading activities, to ensure that impacts related to geology and soils would not be significant. The 2015 Addendum noted that the proposed Campus Oaks development would involve topography changes substantially similar to the 1996 HPMP. The 2015 Addendum also noted that a site-specific geotechnical evaluation had been prepared by ENGEO in July 2014 for the Campus Oaks site within the Master Plan site, and that the evaluation included specific recommendations for earthwork, foundations, seismic design, and pavement, so the requirements of the mitigation measure have been met. The 2016 and 2018 Addendums indicated that no additional land would be disturbed and that the geotechnical evaluation from July 2014 continued to be applicable. The project site was not found to be in a seismically sensitive area—though an earthquake event remains possible—or on unstable or expansive soil, but noted that all buildings would be required to conform to applicable State and local codes and standards for seismic safety and structural stability. The project does not include the use of septic systems or alternative wastewater disposal.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums, does not change the conclusions of the geotechnical work already completed, and does not propose septic or alternative wastewater systems. Development of the project site will be required to conform to the City's ordinances and standards regarding grading, including requirements for stormwater quality and erosion controls during and after construction.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum pp 91-96 2016 Addendum pp 26-27 2018 Addendum pp 21-23	No	No	No	Yes
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2015 Addendum pp 91-96 2016 Addendum pp 26-27 2018 Addendum pp 21-23	No	No	No	Yes

Discussion: As discussed in the 2015 Addendum, while the 1996 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 1996 EIR. Thus, based on a body of case law, the 1996 EIR's lack of GHG analysis did not preclude adoption of an addendum.

To provide an analysis of how the HPCO Master Plan development would compare to the Hewlett-Packard Master Plan development, the 2015 Addendum included a GHG analysis which quantified the impacts of both plans. The City undertook this analysis voluntarily in the sense that, as the 2015 Addendum explained, CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental documents for the projects at issue had not dealt with global warming/climate change as a CEQA topic. (See 2015 Addendum, p. 91, citing *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego* (2011) 196 Cal. App. 4th 515, *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, and *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788.) Those cases hold that, going back as far as the 1970s, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence. The analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the HPCO Master Plan would result in 21.7 percent lower emissions as compared with those that would have been emitted under the 1996 Hewlett-Packard Master Plan. The analysis concluded that there were standard measures required by PCAPCD which would offset emissions, and did not include any mitigation measures.

The 2016 Addendum concluded that this prior analysis covered the proposed revisions, because the total residential units and non-residential square footage remained unchanged, and a technical memorandum prepared by a qualified transportation consultant indicated the revision would reduce overall HPCO Master Plan trips.

The 2018 project involved conversion of approximately 10 acres of business professional uses to commercial uses and increases in square footage by 10,000 square feet. The 2018 Addendum determined, based on the traffic study prepared to support the Addendum, that the project would not result in a substantial increase in daily or peak hour trips. The Addendum determined that the proposed additional 10,000 square feet of building

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
area did not contribute significant additional emissions, as it represented a less than 1 percent increase in non-residential square footage in the HPCO Master Plan area. Additionally, as discussed in the Utilities and Service Systems section of the 2018 Addendum, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area. The 2018 Addendum determined that the project analyzed in Addendum fell within the scope of the 2015 Addendum analysis, which found the HPCO Master Plan would reduce overall emissions by nearly 22 percent compared to the 1996 Hewlett Packard plan and that no further analysis was required. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not change the development footprint of the project area or any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a 1.8-acre net increase in park acreage to be constructed, but this increase is minor and has no effect on construction emissions. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount park acreage by 1.8 acres would not extend the duration of construction and will not increase the maximum daily GHG emissions. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. The project would therefore not result in any significant increase in operational GHG emissions. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-24	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-24	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-24	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	1996 EIR pp 4.8-2 to 4.8-3 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR pp 4.8-6 to 4.8-7 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None

Discussion: The 1996 EIR anticipated that the undeveloped portions of the project site would be converted from seasonal grazing land to urbanized light industrial uses that would have a less-than-significant effect on people or the environment from hazardous materials. The existing development in the plan area was identified as a large-quantity waste generator, and plans were in place to manage hazardous materials storage and disposal. The 1996 EIR identified that the proposed general commercial and light industrial uses were expected to include activities in which hazardous materials would likely be used, stored, generated, or transported, but that existing regulations were sufficient to address potential environmental effects. Overall, the 1996 EIR concluded that implementation of the Hewlett-Packard Master Plan would not result in significant effects related to hazards or hazardous materials. The 2015 Addendum concluded that the land use changes as part of the Campus Oaks development would not result in new significant impacts, because typical commercial, business professional, and residential uses do not use, storage, generate, or transport unusual or significant amounts or types of hazardous materials. Most hazardous materials in these cases consist of household cleaners, detergents, paints, coatings, and other common products, and existing regulations regarding their treatment are sufficient to address these materials. The revisions examined in the 2016 Addendum did not introduce any new uses or development areas, and so reached the same conclusion that impacts would remain less than significant.

As with the projects examined in the 2015, 2016, and 2018 Addendums, the proposed project does not involve new development areas or new uses which had not previously been anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials—such as cleaners—which will be used in the project area. The project is not on a list of hazardous materials sites, and is not within an airport land use plan, is not located within two miles of a public or public use airport, and is not within the vicinity of a private airstrip. The project area has been proposed for development since 1996, and has been taken into account in the City's emergency preparedness planning since that time. As part of the 2015 HPCO Master Plan, a new fire station was identified in the Campus Oaks portion of the HPCO Master Plan area to serve the plan area. The project is not located adjacent to any wildlands or wildland fire hazard areas, according to CalFire mapping of wildland fire hazard areas. The project does not introduce any new impacts related to this topic, and impacts would remain less than significant.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	1996 EIR pp 4.4-6 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	1996 EIR pp 4.4-1 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	1996 EIR pp 4.4-6 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None

Discussion: The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland underlain by hardpan to mostly impervious surfaces as part of planned light industrial and commercial uses. The hardpan under the site grassland meant that infiltration was low, with a resulting higher rate of runoff and very little potential for groundwater recharge in the plan area. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included mitigation measures requiring adequate detention facilities, payment of fair share fees toward regional facilities, and implementation of an erosion control plan. By the time of the 2015 Addendum, the regulatory environment had shifted, and some steps required by mitigation were now already required by City regulations. Nonetheless, the 1996 mitigation was deemed still applicable. The plan area included floodplain, but these floodplain areas were placed within open space.

Since the original 1996 approval, the overall area being impacted by development has remained unchanged, but the impacts of development—already found to be less than significant with mitigation—have been further reduced by increasingly stringent stormwater regulations. The City's current Stormwater Quality Design Manual requires on-site treatment and detention to ensure no net increase in stormwater runoff from the site, which was not required in previous editions. Furthermore, the requirement to prepare a construction erosion control plan applies for construction projects of one acre or less.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed.

As noted in the drainage analysis included in the technical memorandum prepared for the proposed project (see page 10 of Attachment 1 to this Addendum) no significant change to the previously determined drainage flows are anticipated with the proposed project. A slightly higher impervious residential lot percentage is calculated for High Density Residential over Medium Density Residential and Low Density Residential lotting. With the decrease in High Density Residential units, the impervious residential lot percentage would decrease. As there would be only minor changes to the generated drainage flows, the technical memorandum concludes that the Hewlett-Packard/Campus Oaks Master Plan Drainage Report, dated May 4, 2016, is still valid.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
The proposed project does not involve new or unanticipated development areas, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1996 EIR pp 4.1-2 to 4.1-3, 4.1-7, 4.1-11 and App. C 2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	No	No	No	None

Discussion: The 1996 EIR analyzed the impacts of converting seasonal grazing land surrounded by open space to light industrial uses. However, the EIR also noted that the entire site was previously designated for light industrial uses in the General Plan, and concluded that the development of the plan area would not represent a significant physical change to existing and planned land uses. The EIR also discussed the potential for conflict with adjacent land uses, as well as internal land use conflicts within the plan area. Though at the time there was little surrounding development, nearby land was designated for future commercial and residential use. The EIR concluded that compliance with General Plan policy and the City's design guidelines would ensure impacts were less than significant.

The 2015, 2016, and 2018 Addendums found that since the amount of land to be developed with urban uses would not change and was consistent with the General Plan, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015, 2016, and 2018 Addendums found conflicts with adjacent uses would remain less than significant. Internal inconsistencies were likewise found to remain less than significant, because the HPCO Master Plan was designed to include buffers between potential incompatible uses such as light industrial and residential and because proposed Special Area zoning would limit uses in certain non-residential sites. The Addendums also found that development of the plan area would not physically divide an established community, because the plans included roadway and pedestrian networks that created connection and did not include physical barriers to movement. There is no Habitat Conservation Plan or other conservation plan in the area.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not involve new or unanticipated development areas or new uses not previously analyzed. The proposed project would not result in placement of incompatible uses adjacent to one another (such as light industrial and residential) or modify HPCO Master Plan buffers between potential incompatible uses. No new land use impacts would result from the proposed project, and impacts remain less than significant.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33 2018 Addendum p 31	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33 2018 Addendum p 31	No	No	No	None

Discussion: According to the 1996 EIR there were no known mineral resources in the plan area, and development would not have a significant effect on mineral resources. The 2015, 2016, and 2018 Addendums reiterated that conclusion. The conclusion remains appropriate for the proposed project.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1996 EIR pp 4.11-5 to 4.11-7 & 4.11-9 to 4.11-11 2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR pp 4.11-5 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR pp 4.11-5 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None

Discussion: The 1996 EIR evaluated potential increases in noise due to construction, traffic, and operations associated with build out of the Hewlett Packard Master Plan. At the time the project was evaluated, the plan area was surrounded by undeveloped lands and traffic volumes on nearby roadways were lower than they are today. As a result, ambient noise measurements were approximately 48 dBA L_{eq} (L_{eq} is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
the City Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc.) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards. By the time of the 2015 Addendum, the surrounding areas had developed and traffic volumes had increased, which resulted in an ambient noise increase of 11 to 12 dBA. The nearest sensitive receptors were located in the residential area approximately 150 feet away, across Woodcreek Oaks Boulevard. To address this closer proximity, mitigation was added to the Addendum to ensure impacts would remain less than significant. Likewise, the noise analysis of the 2015 Addendum addressed the greater mix of uses and the potential for operational noise impacts to affect the residential areas which would be constructed in the plan area. The analysis addressed mechanical equipment noise, loading docks, and the proposed fire station. Mitigation was proposed and adopted to ensure compliance of non-residential uses with the City's noise standards, and the conclusion was reached that the impact would remain less than significant. Railway noise impacts had not changed since the original analysis, so the conclusion remained that noise volumes would not exceed City standards in the Plan area. The analysis of roadway traffic concluded that mitigation was required to protect noise-sensitive uses from traffic noise, and that mitigation would ensure impacts remained less than significant. It was further found that construction of the plan area would not involve activities associated with groundborne vibration, and that the plan area is not within an identified noise contour of any airport or airstrip. The 2016 Addendum found that the 2015 Addendum analysis remained applicable. The 2018 Addendum determined that the proposed changes from business professional to community commercial did not change the analysis of the EIR and its Addendums, because both are non-residential uses, which was the basis of the noise analysis; no distinction was made between the commercial and office uses. These uses have similar noise sensitivities and generation sources. Project impacts remained less than significant. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not involve new or unanticipated development areas or new uses not previously analyzed. Construction would continue to adhere to the City Noise Ordinance as it relates to construction noise. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips and would therefore not result in any significant increase in operational vehicular noise impacts. Development under the proposed project would continue to be required to adhere previously adopted mitigation measures and City noise standards. No new noise or vibration impacts would result from the proposed project, and impacts remain less than significant. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously					

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	1996 EIR pp 4.2-1 to 4.2-6 2015 Addendum pp 135-141 2016 Addendum pp 36-37 2018 Addendum pp 35-36	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37 2018 Addendum pp 35-36	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37 2018 Addendum pp 35-36	No	No	No	None
Discussion: The Hewlett-Packard Master Plan did not include any residential development, nor did it include the demolition or displacement of existing housing or people, since the Plan area was largely undeveloped. While the Hewlett-Packard Master Plan would produce jobs, it was not found to induce substantial population growth, but was instead responding to anticipated demand. The 2015 and 2016 Addendums included the introduction of new housing units and a reduction in anticipated employment uses, but since the area remained undeveloped, did not displace existing housing or people. The increase in residential units and decrease in employment was not found to result in significant impacts due to inducement of substantial population growth. The 2018 Addendum determined that the conclusions of the 2015 and 2016 Addendums remained valid for the proposed redesignation of Parcels CO-21 and CO-31 within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial.					

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. Consequently, the proposed project would not result in new impacts related to population and housing. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	1996 EIR pp 4.12-9 to 4.12-10 and 4.12-16 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
b) Police protection?	1996 EIR pp 4.12-8 to 4.12-9 and 4.12-16 to 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
c) Schools?	1996 EIR pp 4.12-14 to 4.12-15 and 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
d) Parks?	2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
e) Other public facilities?	1996 EIR p 4.12-15 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Discussion: The 1996 EIR examined fire services, police services, schools, and libraries. Because the Hewlett-Packard Master Plan did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. The EIR concluded impacts would be less than significant. The 2015 Addendum evaluated the increased demands for fire services, police services, schools, and libraries as a result of the new residential population. Based on the development of 948 residential units and an increase in residential population of 2,745, the 2015 Addendum analyzed the environmental impacts of supplying these services to accommodate the HPCO Master Plan development and determined that policies from the City's General Plan would ensure adequate public services. A new fire station within the HPCO Master Plan was also identified, along with sufficient parkland to meet the City's park dedication requirements. The 2016 and 2018 Addendums found that the proposed project would not generate a demand for additional public services beyond that previously analyzed. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. Consequently, the proposed project would not be expected to generate a demand for additional public services beyond that previously analyzed. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2015 Addendum pp 152-154 2016 Addendum p 39 2018 Addendum p 39	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2015 Addendum pp 152-154 2016 Addendum p 39 2018 Addendum p 39	No	No	No	None

Discussion: The 1996 EIR did not analyze recreation impacts, because the Hewlett-Packard Master Plan did not include residential uses. The 2015 Addendum evaluated the impacts to recreational facilities from the addition of new residents and determined that impacts would not be significant and that the on-site parkland and payment of applicable City development fees would avoid impacts to recreational facilities. Because the City of Roseville utilizes a population generation rate based on dwelling units, and the 2016 and 2018 revisions did not change the total dwelling units, the 2016 and 2018 Addendums also concluded impacts would be less than significant. The proposed project would not change in the number of residential units proposed and therefore would not generate additional demand for park and recreation facilities. The proposed project would increase the amount of park acreage approved in 2018 by 1.8 acres, which would result in additional park acreage for the community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR pp 4.9-2 to 4.9-20, and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	1996 EIR pp 4.9-2 to 4.9-12 and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None
e) Result in inadequate emergency access?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR pp 4.9-12 to 4.9-20 and 4.9-22 2015 Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None
Discussion: The 1996 EIR analyzed the impacts of urban development in a non-urbanized area, including numerous new and extended roadways. The EIR found significant impacts resulting from the development of the Hewlett-Packard plan area, and identified mitigation measures to widen existing roadways. By the time of the 2015 Addendum, the project site was within an urban environment with complete roadway systems in the surrounding vicinity. Fehr & Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. A technical memorandum was prepared by Fehr and Peers for the 2016 HPCO Master Plan Amendment and Addendum, which concluded that the change in land uses would reduce daily and peak hour trips, and would therefore not affect the conclusions of the 2015 Addendum. A traffic and circulation technical memorandum was prepared by Kittelson & Associates to support the 2018 Addendum. The memorandum analyzed the proposed change in land uses and found little to no increase in net new peak hour trips relative to the approved land use plan and determined that none of the conclusions of the prior environmental analysis would change. While the Kittelson & Associates technical memorandum focused on potential impacts to roadway networks and level of service policies, a second technical memorandum focused on local access and circulation was prepared by Fehr & Peers. The purpose of this technical memorandum was to ensure the proposed access and driveway designs for the project conformed to City standards and could accommodate projected volumes. The study found issues with several areas of the proposed design, so the applicant worked with City Engineering to redesign the project access. City Engineering determined that the final design plans conformed to City standards and addressed the issues identified in the Fehr & Peers technical memorandum. As described in the transportation analysis included in the technical memorandum prepared for the proposed project (see page 3 of Attachment 1 to this Addendum) no changes to the HPCO Master Plan circulation patterns are proposed, and the proposed project would result in no net change in the number of residential units. The proposed residential changes include the following: • Low Density Residential: Increase of 3 units (from 230 to 233) • Medium Density Residential: Increase of 58 units (from 261 to 319) • High Density Residential: Decrease of 61 units (from 457 to 396)					

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
The daily trip and PM peak hour generation rates for Low Density Residential and Medium Density Residential are the same (9.52 trips per day and 1.0 PM peak hour trips per dwelling unit). The daily trip and PM peak hour generation rates for High Density Residential is 6.65 trips per day and 0.62 PM peak hour trips per dwelling unit. With the increase of 61 Low Density Residential and Medium Density Residential units from High Density Residential, there would be an increase of 175 average daily trips and 23 peak hour trips traffic with implementation of proposed project. However, the original project approvals consisted of 396 HDR units, so there would be no additional trips compared to the original approval. Consequently, the proposed project would not result in new or more severe impacts than were previously analyzed and disclosed. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 42-44	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	N/A	No	No	No	None

Discussion: Since the 1996 EIR and its subsequent Addendums, Assembly Bill 52 was adopted into law, which gives specific treatment to Tribal Cultural Resources as a separate category, rather than including it as a part of the Cultural Resources analysis. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to

which this Addendum is attached, but cultural resources were addressed in that document. Furthermore, all projects received by the City are sent to tribes who have requested such notice; a notice that this application was received was sent to tribes on the City's public notice mailing list. Therefore, it is concluded that the Project does not result in any new impacts not previously discussed in prior analyses of cultural resources.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR pp 4.12-6 to 4.12-8 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR p 4.6-6 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1996 EIR pp 4.12-1 to 4.12-7 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1996 EIR pp 4.12-10 to 4.12-11 and 4.12-17 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
Use substantial amounts of fuel or energy, or result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
h) Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
Discussion: The 1996 EIR anticipated that vacant lands within the Hewlett Packard Master Plan site would be converted from seasonal grazing land to urban uses, primarily light industrial. The uses were planned to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems. The EIR concluded there was sufficient water, wastewater, solid waste, and energy system capacity to support the Hewlett Packard Master Plan development with no mitigation required, and identified mitigation measures to reduce impacts related to stormwater detention to less than significant levels.					

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
The 2015 Addendum evaluated the changes in effects on utilities that would occur with the land use changes to a mix of residential, commercial, office, tech/business park, open space, and light industrial land uses. The technical analysis of the potable water demand calculated that the 2015 HPCO Master Plan would result in a 13.7 percent reduction in water demand as compared to the 1996 EIR analysis. The technical analysis noted that the 2015 HPCO Amendment would result in an increase of 0.01 million gallons daily (MGD) for average dry weather flow (ADWF) and 0.03 mgd for peak wet weather flow (PWWF) of wastewater, but concluded that this minor increase would not change the significance conclusions of the 1996 EIR and could be accommodated by the City's system. The 2015 Addendum calculated the amount of solid waste that would have been generated under the 1996 HPMP and the 2015 HPCO Amendment and determined that the 2015 HPCO Amendment project would result in a decrease in projected solid waste generation of 20.62 tons per year. Electricity demand was projected to decrease by 4,144 megawatt hours compared to the Hewlett Packard Master Plan, and natural gas was projected to decrease by 39,804 Therms. The 2016 HPCO Master Plan revisions were not found to increase demands compared to the 2015 HPCO Master Plan, so the 2016 Addendum concluded that impacts would remain less than significant. The 2018 Addendum determined that the proposed changes from business professional to community commercial did not change any of the calculations used by the City to anticipate utility service demands, because utility calculations are the same for the business professional and commercial land uses. Nor did an additional 10,000 square feet of non-residential uses in the plan area (a less than 1 percent increase) have any substantive effect on utility planning, because the City's utility planning is based on acreage of land use, not anticipated square footage of building area. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. As described in the utilities and services analysis included in the technical memorandum prepared for the proposed project and summarized below (see page 3 through 10 of Attachment 1 to this Addendum), the proposed project would not result in new or substantially more severe significant impacts to utilities and Service Systems previously analyzed and disclosed <i>Wastewater</i> The analysis conducted in the technical memorandum prepared for the proposed project determined that there would not be a substantial change in the estimated sewer demand generated by the proposed project. The current approval estimated 0.306 million gallons per day of maximum daily flow (MGD), while the proposed project would result in an estimated 0.313 MGD. This represents a 2 percent increase in the anticipated sewer demand. <i>Solid Waste</i> In 2015 Municipal Consulting Group, LLP completed a <i>Solid Waste Generation and Impact Analysis on Western Placer Waste Management Facilities</i> as it relates to the Hewlett-Packard Campus Oaks Master Plan. The analysis found that under current (2015) conditions, the Western					

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Regional Sanitary Landfill (WRSL) has a projected useful life of 2058 and the waste generated from the HPCO Master Plan would not reduce the life of the landfill because the Master Plan is an infill project included in the current 2025 General Plan. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed, no net impacts to the WRSL operation are anticipated with the proposed changes. <i>Water Supply</i> The analysis conducted in the technical memorandum concluded that, based on the land use and density changes proposed under the proposed project, there would be a net decrease the annual water demand from 420.14 acre feet per year (AFY) to 396.58 AFY. This represents a 5.6 percent decrease in the anticipated residential water demand. The proposed project assumes utilization of recycled water provided by the City of Roseville for irrigating non-residential landscaping, as well as publicly landscaped areas (including roadway landscape corridors and medians). While there would be changes to the lotting layout based on the proposed modifications, changes to the overall frontage areas within the residential project area is anticipated to remain relatively unchanged. Accordingly, no significant changes to the recycled water use within the residential project areas are anticipated. <i>Other Utilities</i> Because there would be no net change in the number of residential units proposed, the proposed project would not result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy or result in an increased need for new, or substantial alteration to, electricity, natural gas, or communications systems beyond what was previously analyzed. As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR pp 4.5-3 to 4.5-12 and 4.6-5 to 4.6-6 2015 Addendum pp 199-206 2016 Addendum pp 45-47 2018 Addendum pp 47-49	No	No	No	Yes
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	1996 EIR pp 6-1 to 6-19 2015 Addendum pp 199-206 2016 Addendum pp 45-47 2018 Addendum pp 47-49	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1996 EIR pp 4.8-2 to 4.8-6, 4.10-2 to 4.10-13, 4.11-5 to 4.11-7, and 4.11-9 to 4.11-11 2015 Addendum pp 199-206 2016 Addendum pp 45-47 2018 Addendum pp 47-49	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Discussion: Checklist item a), above, concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The Addendums noted that impacts to biological and cultural resources were reviewed in their respective sections, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. The 1996 EIR Addendums evaluated the potential for project-specific and cumulative impacts, consistent with checklist item b), above. The proposed project includes a change from business professional to commercial and a less than 1% increase in square footage, but does not change the development area. Buildout under the proposed project would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, as discussed throughout this Addendum, the project would not substantially increase the severity of the identified significant cumulative impacts. Checklist item c), above, is concerned with direct and indirect substantial adverse effects to human beings. The various environmental topic analyses in the 1996 HPMP EIR and its Addendums include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the proposed project would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts.					

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Shelby Vockel, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Morton & Pitalo, Inc., HPCO Master Plan- General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage, and Solid Waste Technical Memo

Attachment 1

Morton & Pitalo, Inc., HPCO Master Plan-
General Plan Amendment #3 (Traffic, Water,
Recycled Water, Sewer, Drainage, and Solid
Waste) Technical Memo



mortonpitalo

Civil Engineering
Land Surveying
Land Planning
Landscape Architecture
Traffic Engineering

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Memorandum

Date: March 11, 2020

To: City of Roseville, Planning Department

Cc: Stephen L. Des Jardins

From: Scott Pedersen

RE: HPCO Master plan- General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage and Solid Waste)

PROJECT DESCRIPTION

In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan (1996 HPMP) to guide residential development on the approximately 500 acre site. Residential lotting was established to provide a balance of Low/Medium/High density units.

On August 5, 2015 the Roseville City Council approved the 2015 HPCO Master Plan which would construct 948 dwelling units for an anticipated population of 2,475 new residents. The approved 2015 HPCO also included 60,000 square feet of professional office area on 5.53 acres; 170,000 square feet of commercial use on 19.33 acres; 300,000 square feet of tech/business park development on 32.82 acres; 1,200 square feet of light industrial on 129.24 acres; and, 71.01 acres of parks, open space, and public uses. These totals include the entire project site, including the existing buildings on the eastern half of the site.

On August 17, 2016 the Roseville City Council approved a General Plan Amendment (text and Land Use), Rezone, Master Plan Amendment and Lot Line Adjustment to the Campus Oaks portion of the Hewlett-Packard Campus Oaks Master Plan area to convert the five (5) acre CO-21 parcel from High Density Residential (HDR) to Business Professional (BP) land use, increasing the number of HDR units by 61, decreasing the number of Medium Density Residential (MDR) units by 49, and decreasing the number of Low Density Residential (LDR) units by 12.

In 2018 BBC Roseville, LLC proposed a General Plan Amendment, Rezone and revisions to the 2016 HPCO Master Plan for the purpose of facilitating the development of 245,775 SF of commercial uses on the Campus Oaks portion of the Master Plan area. The result was a change in land use on parcels CO-21 & CO 31 from Business Profession (BP) to Community Commercial.

The current GPA#3 proposes modification to existing residential lotting/density and park areas within the Campus Oaks Master Plan Area. The proposed changes address land use modifications, residential unit transfers and density adjustments.

This memorandum analyzes the proposed changes in residential lotting and parks. A summary of the residential and park land use changes are shown in the Tables below.

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT					
LAND USE SUMMARY - Up to GPA#2					
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	Dwelling Units (du) DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	6.10	5.9	36
CO-2	LDR	RS/DS	6.21	5.8	36
CO-3	LDR	R1/DS	16.53	3.9	64
CO-6	LDR	RS/DS	5.64	6.4	36
CO-7	LDR	RS/DS	9.78	5.9	58
Sub-Total:			44.26	5.2	230
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	7.06	8.5	60
CO-5	MDR	RS/DS	4.69	9.8	46
CO-11	MDR	RS/DS	4.72	7.2	34
CO-12	MDR	RS/DS	4.79	7.1	34
CO-13	MDR	RS/DS	3.34	7.2	24
CO-14	MDR	RS/DS	4.43	7.7	34
CO-15	MDR	RS/DS	2.62	7.3	19
CO-16	MDR	RS/DS	1.36	7.4	10
Sub-Total:			33.01	7.9	261
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-22	HDR	R3/DS	8.40	25.0	210
CO-23	HDR	R3/DS	8.95	20.7	185
CO-24a	HDR	R3/DS	2.36	13.1	31
CO-24b	HDR	R3/DS	2.35	13.2	31
Sub-Total:			22.06	20.7	457
Residential Total:			99.33	9.5	948
PARKS AND OPEN SPACE					
CO-61	P/R	PR	5.70		
CO-62	P/R	PR	2.62		
CO-63	P/R (Paseo)	PR (Paseo)	0.9		
CO-64	P/R	PR	2.42		
CO-65	P/R (Paseo)	PR (Paseo)	1.35		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			68.04		

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT					
LAND USE SUMMARY - GPA #3					
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	Dwelling Units (du) DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	0.00	0.0	0
CO-2	LDR	RS/DS	9.52	6.2	59
CO-3	LDR	R1/DS	16.53	3.8	62
CO-6	LDR	RS/DS	0.00	0.0	0
CO-7	LDR	RS/DS	10.33	6.8	70
CO-12	LDR	RS/DS	6.26	6.7	42
Sub-Total:			42.64	5.5	233
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	13.79	9.6	132
CO-5	MDR	RS/DS	0.00	0.0	0
CO-6	MDR	RS/DS	10.40	8.3	86
CO-11	MDR	RS/DS	4.29	8.9	38
CO-12	MDR	RS/DS	0.00	0.0	0
CO-13	MDR	RS/DS	6.09	8.4	51
CO-14	MDR	RS/DS	0.00	0.0	0
CO-15	MDR	RS/DS	0.00	0.0	0
CO-16	MDR	RS/DS	1.44	0.0	12
Sub-Total:			36.01	8.9	319
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-21	HDR	R3/DS	0.00	0.0	0
CO-22	HDR	R3/DS	8.89	23.6	210
CO-23	HDR	R3/DS	8.95	20.8	186
CO-24a	HDR	R3/DS	0.00	0.0	0
CO-24b	HDR	R3/DS	0.00	0.0	0
Sub-Total:			17.84	22.2	396
Residential Total:			96.49	9.8	948
PARKS AND OPEN SPACE					
CO-61	P/R	PR	6.27		
CO-62	P/R	PR	2.39		
CO-63	P/R (Paseo)	PR (Paseo)	0.94		
CO-64	P/R	PR	2.46		
CO-65	P/R (Paseo)	PR (Paseo)	2.73		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			69.84		

While the density and distribution has changed, there is no net change in the number of residential units proposed. In general, the proposed changes include:

- LDR: Increase of 3 units (from 230 to 233)
- MDR: Increase of 58 units (from 261 to 319)
- HDR: Decrease of 61 units (from 457 to 396)
- Parks: There is a net increase in park are of 1.80 acres

Traffic Impacts

No changes to the HPCO Master Plan Circulation patterns are proposed with this Amendment.

As stated previously there is no net change in the number of residential units proposed. The proposed residential changes are:

- LDR: Increase of 3 units (from 230 to 233)
- MDR: Increase of 58 units (from 261 to 319)
- HDR: Decrease of 61 units (from 457 to 396)

The Daily Trip and PM Peak Hour generation rates are the same for LDR and MDR at 9.52 trips per day and 1.0 PM peak hour trips per dwelling unit, respectively. The Daily Trip and PM Peak Hour generation rates for HDR is 6.65 trips per day and 0.62 PM peak hour trips per dwelling unit. With the increase of 61 LDR/MDR units from HDR, there would be an increase of 175 Average Daily Trips and 23 Peak Hour traffic generation by the proposed project. The original project approvals consisted of 396 HDR units, so there is no additional trips compared to the original approval. The trip rate is based on Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012) and as shown on Table 16-2 of the Addendum to the EIR for the Hewlett-Packard Campus Oaks Master Plan.

Water Demand

Per the City of Roseville 2019 Design Standards Section 8-6, the Average Day Unit Water Demand Factors (ADUWDF) for residential lotting are as follows:

- LDR (6.0-8.0 DU/ac): 430 gpd/DU
- MDR (8.0-12.0 DU/ac): 323 gpd/DU
- HDR (>12.0 DU/ac): 288 gpd/DU
- HDR (>16.0 DU/ac): 177 gpd/DU
- Park/Recreation: 2,988 gpd/ac

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	728 gpd/DU
	LDR (3.5 to 5.0 DU's/Ac)	600 gpd/DU
	LMDR (>5.0 to 6.0 DU's/Ac)	521 gpd/DU
	LMDR (>6.0 to 8.0 DU's/Ac)	430 gpd/DU
	MDR (>8.0 to 12.0 DU's/Ac)	323 gpd/DU
	HDR (>12.0 to 16.0 DU's/Ac)	288 gpd/DU
	HDR (>16.0 DU's/Ac)	177 gpd/DU
Commercial/Other	Commercial/Retail	2,598 gpd/ac
	Business Professional	2,598 gpd/ac
	Light Industrial	2,598 gpd/ac
	Industrial	2,562 gpd/ac
	Railroad Yard	109 gpd/ac
	Elementary Schools	3,454 gpd/ac
	High Schools	4,068 gpd/ac
	Public (Fire Station, etc)	1,780 gpd/ac
	Park/Recreation	2,988 gpd/ac
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards- Domestic Water Supply System Design
gpd/ DU = Gallons per day per dwelling unit
gpd / AC -Gallons per day per acre

The proposed project water demands were reviewed against the existing Master Plan residential lotting based on the table above. The results are as follows:

Water demands current approval:

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT										
LAND USE SUMMARY - Up to GPA#2						Water Demands				
				Dwelling Units (du)		Water Demands Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)	
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)					
RESIDENTIAL										
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)										
CO-1	LDR	RS/DS	6.10	5.9	36	521	18,756	0.038		
CO-2	LDR	RS/DS	6.21	5.8	36	521	18,756	0.038		
CO-3	LDR	R1/DS	16.53	3.9	64	600	38,400	0.077		
CO-6	LDR	RS/DS	5.64	6.4	36	430	15,480	0.031		
CO-7	LDR	RS/DS	9.78	5.9	58	521	30,218	0.060		
Sub-Total:			44.26	5.2	230		121,610	0.243		136.22
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)										
CO-4	MDR	RS/DS	7.06	8.5	60	323	19,380	0.039		
CO-5	MDR	RS/DS	4.69	9.8	46	323	14,858	0.030		
CO-11	MDR	RS/DS	4.72	7.2	34	430	14,620	0.029		
CO-12	MDR	RS/DS	4.79	7.1	34	430	14,620	0.029		
CO-13	MDR	RS/DS	3.34	7.2	24	430	10,320	0.021		
CO-14	MDR	RS/DS	4.43	7.7	34	430	14,620	0.029		
CO-15	MDR	RS/DS	2.62	7.3	19	430	8,170	0.016		
CO-16	MDR	RS/DS	1.36	7.4	10	430	4,300	0.009		
Sub-Total:			33.01	7.9	261		100,888	0.202		113.01
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)										
CO-22	HDR	R3/DS	8.40	25.0	210	177	37,170	0.074		
CO-23	HDR	R3/DS	8.95	20.7	185	177	32,745	0.065		
CO-24a	HDR	R3/DS	2.36	13.1	31	288	8,928	0.018		
CO-24b	HDR	R3/DS	2.35	13.2	31	288	8,928	0.018		
Sub-Total:			22.06	20.7	457		87,771	0.176		98.32
Residential Total:			99.33	9.5	948					347.55
PARKS AND OPEN SPACE										
CO-61	P/R	PR	5.70			2988	17,032	0.034		
CO-62	P/R	PR	2.62			2988	7,829	0.016		
CO-63	P/R (Paseo)	PR (Paseo)	0.9			2988	2,689	0.005		
CO-64	P/R	PR	2.42			2988	7,231	0.014		
CO-65	P/R (Paseo)	PR (Paseo)	1.35			2988	4,034	0.008		
HP-2	P/R	PR	8.7			2988	25,996	0.052		
CO-81	OS	OS	0.84			0				
CO-82	OS	OS	0.86			0				
CO-83	OS	OS	44.65			0				
Parks and Open Space Total:			68.04				64,810	0.130		72.60
										420.14

Based on the current approvals, water demand for residential and park areas was identified at 420.14 AFY.

Water demands proposed with GPA #3:

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT									
LAND USE SUMMARY - GPA #3						Water Demands			
				Dwelling Units (du)		Water Demands Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)				
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-2	LDR	RS/DS	9.52	6.2	59	430	25,370	0.051	
CO-3	LDR	R1/DS	16.53	3.8	62	600	37,200	0.074	
CO-6	LDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-7	LDR	RS/DS	10.33	6.8	70	430	30,100	0.060	
CO-12	LDR	RS/DS	6.26	6.7	42	430	18,060	0.036	
Sub-Total:			42.64	5.5	233		110,730	0.221	124.03
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	13.79	9.6	132	323	42,636	0.085	
CO-5	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-6	MDR	RS/DS	10.40	8.3	86	323	27,778	0.056	
CO-11	MDR	RS/DS	4.29	8.9	38	323	12,274	0.025	
CO-12	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-13	MDR	RS/DS	6.09	8.4	51	323	16,473	0.033	
CO-14	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-15	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-16	MDR	RS/DS	1.44	0.0	12	323	3,876	0.008	
Sub-Total:			36.01	8.9	319		103,037	0.206	115.42
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-21	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
CO-22	HDR	R3/DS	8.89	23.6	210	177	37,170	0.074	
CO-23	HDR	R3/DS	8.95	20.8	186	177	32,922	0.066	
CO-24a	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
CO-24b	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
Sub-Total:			17.84	22.2	396		70,092	0.140	78.51
Residential Total:			96.49	9.8	948				317.96
PARKS AND OPEN SPACE									
CO-61	P/R	PR	6.27			2988	18,735	0.037	
CO-62	P/R	PR	2.39			2988	7,141	0.014	
CO-63	P/R (Paseo)	PR (Paseo)	0.94			2988	2,809	0.006	
CO-64	P/R	PR	2.46			2988	7,350	0.015	
CO-65	P/R (Paseo)	PR (Paseo)	2.73			2988	8,157	0.016	
HP-2	P/R	PR	8.7			2988	25,996	0.052	
CO-81	OS	OS	0.84			0			
CO-82	OS	OS	0.86			0			
CO-83	OS	OS	44.65			0			
Parks and Open Space Total:			69.84				70,188	0.140	78.62
									396.58

Per the proposed GPA #3 modifications, water demand for residential and park areas was identified at 396.58 AFY.

Based on the land use and density changes proposed with GPA#3 there is a net decrease the Annual Water Demand from 420.14 AFY to 396.58 AFY. This represents a 5.6% decrease in the anticipated residential water demand.

Sewer Demand

Per the City of Roseville 2019 Design Standards Section 9-2, the Average Dry Weather Flow (ADWF) for residential land use is as follows:

- LDR (6.0-8.0 DU/ac): 190 gpd/unit
- MDR (8.0-12.0 DU/ac): 190 gpd/unit
- HDR (>12.0 DU/ac): 130 gpd/unit
- Parks (> 10 ac): 10 gpd/ac

Table 1 – Average Dry Weather Unit Flow Factors

Land Use Designation	Units	Flow Factor (gpd/unit) ^{1,3}
Commercial	gpd per acre	850
Heavy Industrial	gpd per acre	850
Light Industrial	gpd per acre	850
Mixed Use	gpd per acre	2,300
Public/Quasi-Public	gpd per acre	660
Schools	gpd per acre	170
Residential 1 DU	gpd per DU	190
Residential 2 DU	gpd per DU	190
Residential 3 DU	gpd per DU	190
Residential Multiple DU ²	gpd per acre Or gpd per DU	2,040 Or 130
Open Space	gpd per acre	0
Parks > 10 Acres	gpd per acre	10
Vacant	gpd per acre	0

¹Includes allowances for dry season groundwater infiltration (GWI)

²Future development projects should use the factor that results in the highest flow.

³factor flow assumes a 30% F.A.R. 50% for senior living

The proposed project sewer demands were reviewed against the existing Master Plan residential lotting based on the table above. Results are shown on the following tables:

Sewer demands per current approvals:

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT								
LAND USE SUMMARY - Up to GPA#2						Sewer Demands		
				Dwelling Units (du)		Sewer Demands Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2.3 x ADF
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)			
RESIDENTIAL								
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)								
CO-1	LDR	RS/DS	6.10	5.9	36	190	6840	0.014
CO-2	LDR	RS/DS	6.21	5.8	36	190	6840	0.014
CO-3	LDR	R1/DS	16.53	3.9	64	190	12160	0.024
CO-6	LDR	RS/DS	5.64	6.4	36	190	6840	0.014
CO-7	LDR	RS/DS	9.78	5.9	58	190	11020	0.022
Sub-Total:			44.26	5.2	230		43,700	0.087
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)								
CO-4	MDR	RS/DS	7.06	8.5	60	190	11400	0.023
CO-5	MDR	RS/DS	4.69	9.8	46	190	8740	0.017
CO-11	MDR	RS/DS	4.72	7.2	34	190	6460	0.013
CO-12	MDR	RS/DS	4.79	7.1	34	190	6460	0.013
CO-13	MDR	RS/DS	3.34	7.2	24	190	4560	0.009
CO-14	MDR	RS/DS	4.43	7.7	34	190	6460	0.013
CO-15	MDR	RS/DS	2.62	7.3	19	190	3610	0.007
CO-16	MDR	RS/DS	1.36	7.4	10	190	1900	0.004
Sub-Total:			33.01	7.9	261		49,590	0.099
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)								
CO-22	HDR	R3/DS	8.40	25.0	210	130	27300	0.055
CO-23	HDR	R3/DS	8.95	20.7	185	130	24050	0.048
CO-24a	HDR	R3/DS	2.36	13.1	31	130	4030	0.008
CO-24b	HDR	R3/DS	2.35	13.2	31	130	4030	0.008
Sub-Total:			22.06	20.7	457		59,410	0.119
Residential Total:			99.33	9.5	948			0.305
PARKS AND OPEN SPACE								
CO-61	P/R	PR	5.70			10	57	0.000
CO-62	P/R	PR	2.62			10	26.2	0.000
CO-63	P/R (Paseo)	PR (Paseo)	0.9			10	9	0.000
CO-64	P/R	PR	2.42			10	24.2	0.000
CO-65	P/R (Paseo)	PR (Paseo)	1.35			10	13.5	0.000
HP-2	P/R	PR	8.7			10	87	0.000
CO-81	OS	OS	0.84					
CO-82	OS	OS	0.86					
CO-83	OS	OS	44.65					
Parks and Open Space Total:			68.04				216.9	0.0004
								0.3058

RESOLUTION NO. 20-168

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON
CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan 2035 – Land Use Map and tables of the City of Roseville for that portion of certain real property within the City of Roseville known as the Campus Oaks Master Plan, from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR (Exhibit B); and

WHEREAS, changing the land use designation necessitates amendments to the text related to said property within the Land Use Element of the General Plan of the City of Roseville (Exhibit B); and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the General Plan on April 23, 2020; and

WHEREAS, on April 23, 2020, the Planning Commission considered an Addendum to the Hewlett-Packard Master Plan Environmental Impact Report; and

WHEREAS, on May 20, 2020, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on May 20, 2020, the City Council considered the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report; and

WHEREAS, the Council of the City of Roseville desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendments changing the Land Use Map and the text within the Land Use Element (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 20th day of May, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

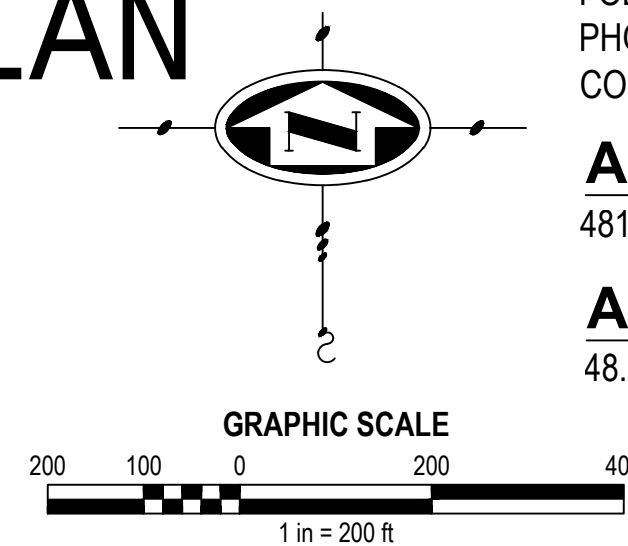
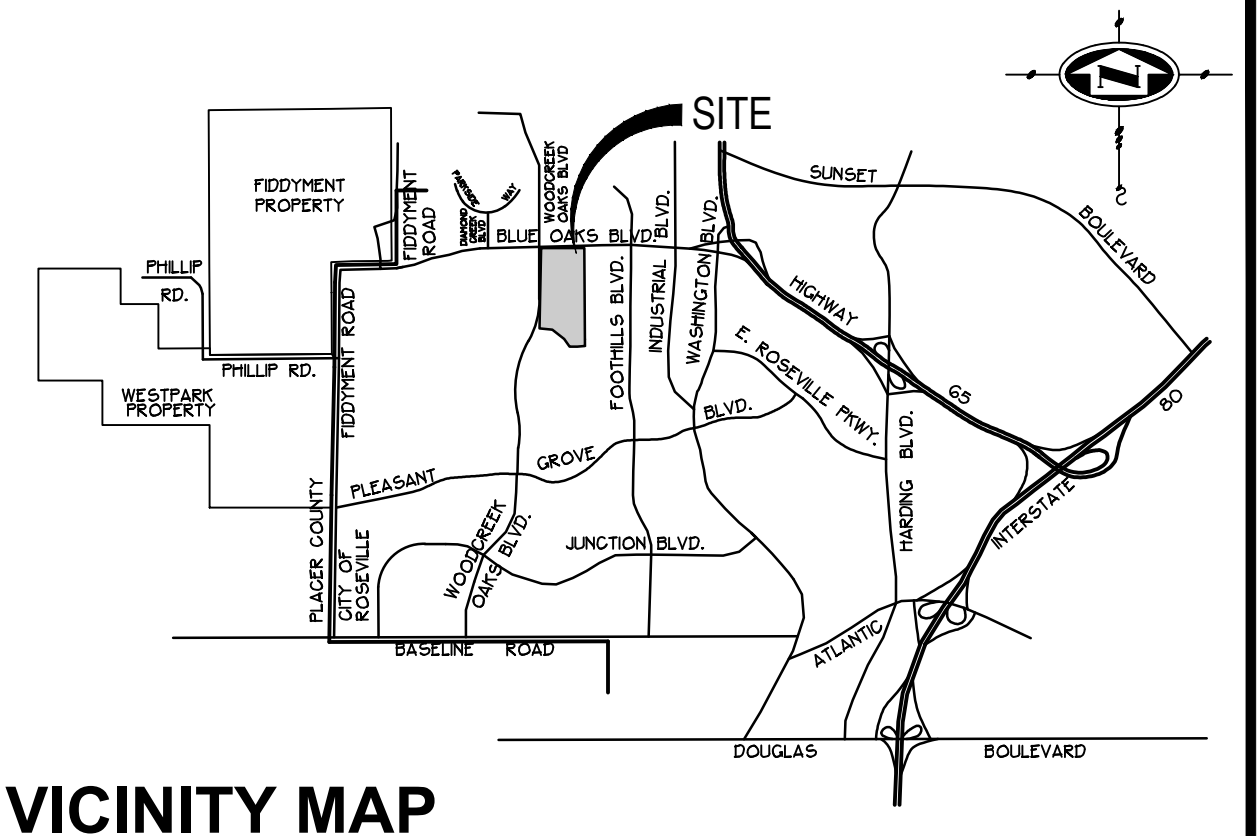
ABSENT COUNCILMEMBERS:

MAYOR

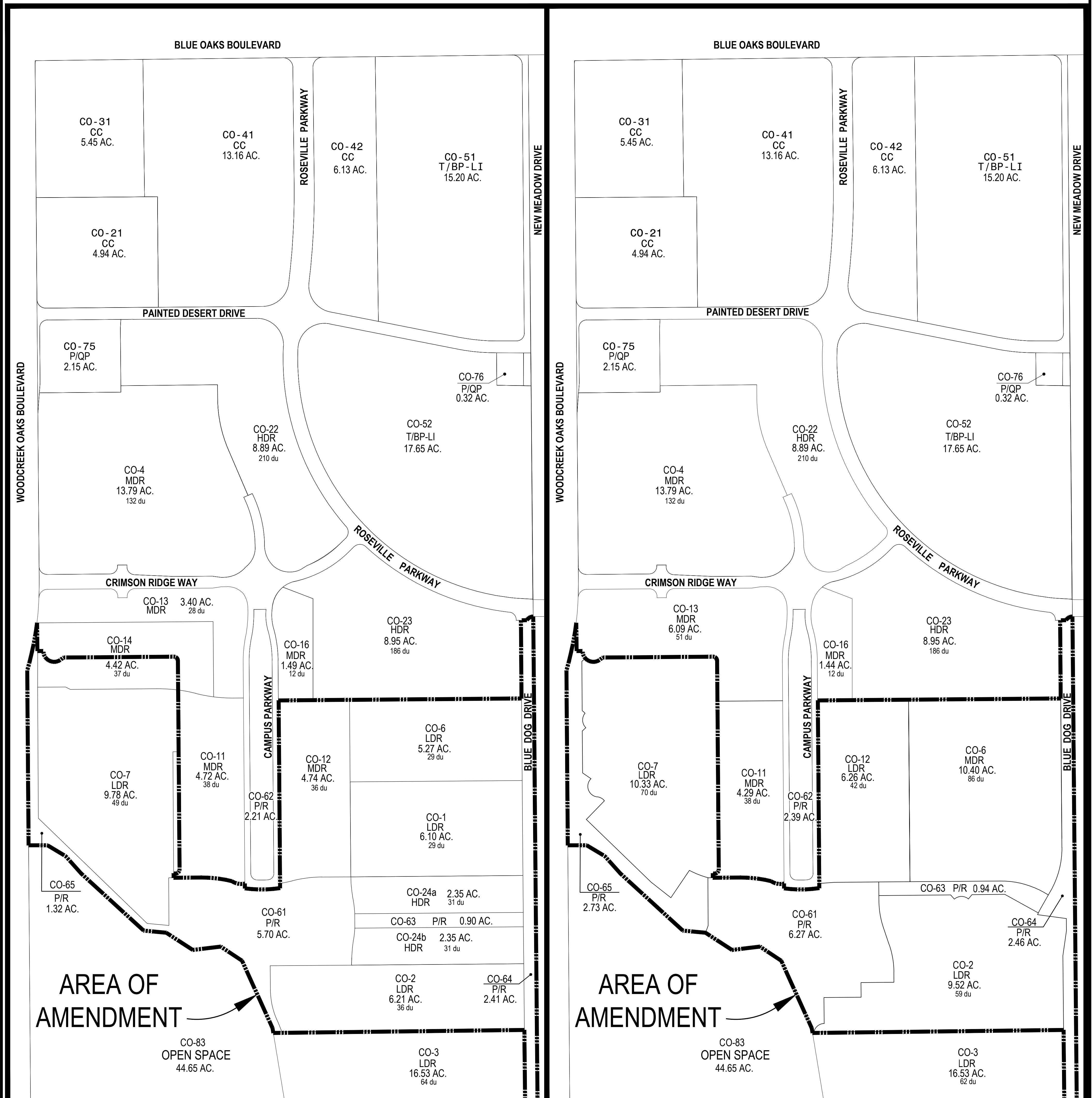
City Clerk

HEWLETT-PACKARD ROSEVILLE CAMPUS OAKS MASTER PLAN GENERAL PLAN AMENDMENT FEBRUARY 4, 2020 - GPA#3

48.91 ± AC.



PROPOSED GENERAL PLAN



LDR	LOW DENSITY RESIDENTIAL 0.5 - 6.9 Attached or Detached Units per Acre
MDR	MEDIUM DENSITY RESIDENTIAL 7.0 - 12.9 Attached or Detached Units per Acre
HDR	HIGH DENSITY RESIDENTIAL 13.0 and Above Attached or Detached Units per Acre

CC	COMMUNITY COMMERCIAL
BP	BUSINESS PROFESSIONAL
LI	LIGHT INDUSTRIAL
T/BP (LI)	LIGHT INDUSTRIAL (TECH/BUSINESS PARK)
P/QP	PUBLIC/QUASI PUBLIC
PR	PARKS AND RECREATION
OS	OPEN SPACE

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE
CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED
WITHIN THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 6198, is amended to change the zoning of that portion of certain real property within the City of Roseville known as Campus Oaks Master Plan, as shown and so designated in Exhibit “C”, which is attached hereto and incorporated herein by reference, from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 20th day of May, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

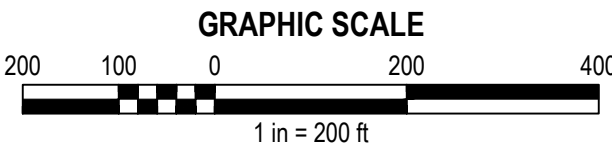
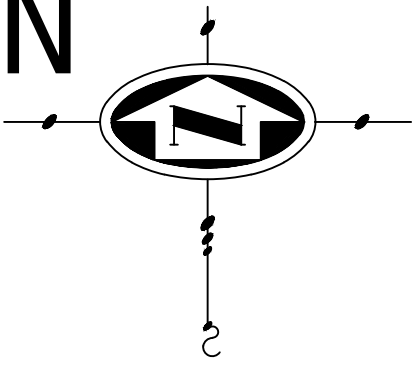
ATTEST:

City Clerk



MASTER PLAN AMENDMENT

HEWLETT - PACKARD ROSEVILLE
CAMPUS OAKS MASTER PLAN
REZONE EXHIBIT
FEBRUARY 4, 2020 - GPA#3



SITE ADDRESS:

1485 BLUE OAKS BLVD.
ROSEVILLE, CA 95747

OWNER:

BBC ROSEVILLE OAKS, LLC.
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95678
PHONE: (916) 786-8158

ENGINEERS

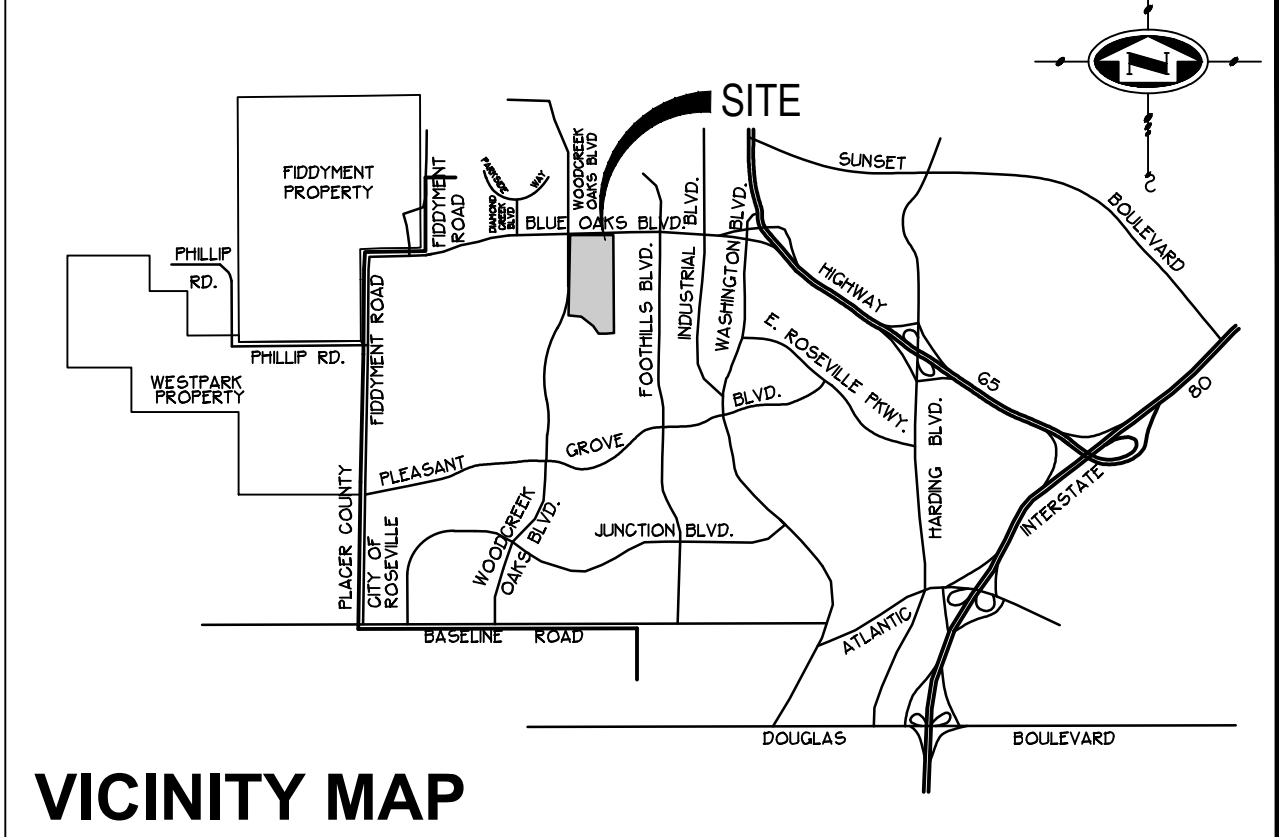
MORTON & PITALO, INC.
75 IRON POINT CIRCLE, STE 120
FOLSOM, CA 95630
PHONE: (916) 984-7621
CONTACTS: GREG BARDINI

APN

481-270-003, 004, 011, 012, 013, 014, 015, 016, 032, 043 & 045

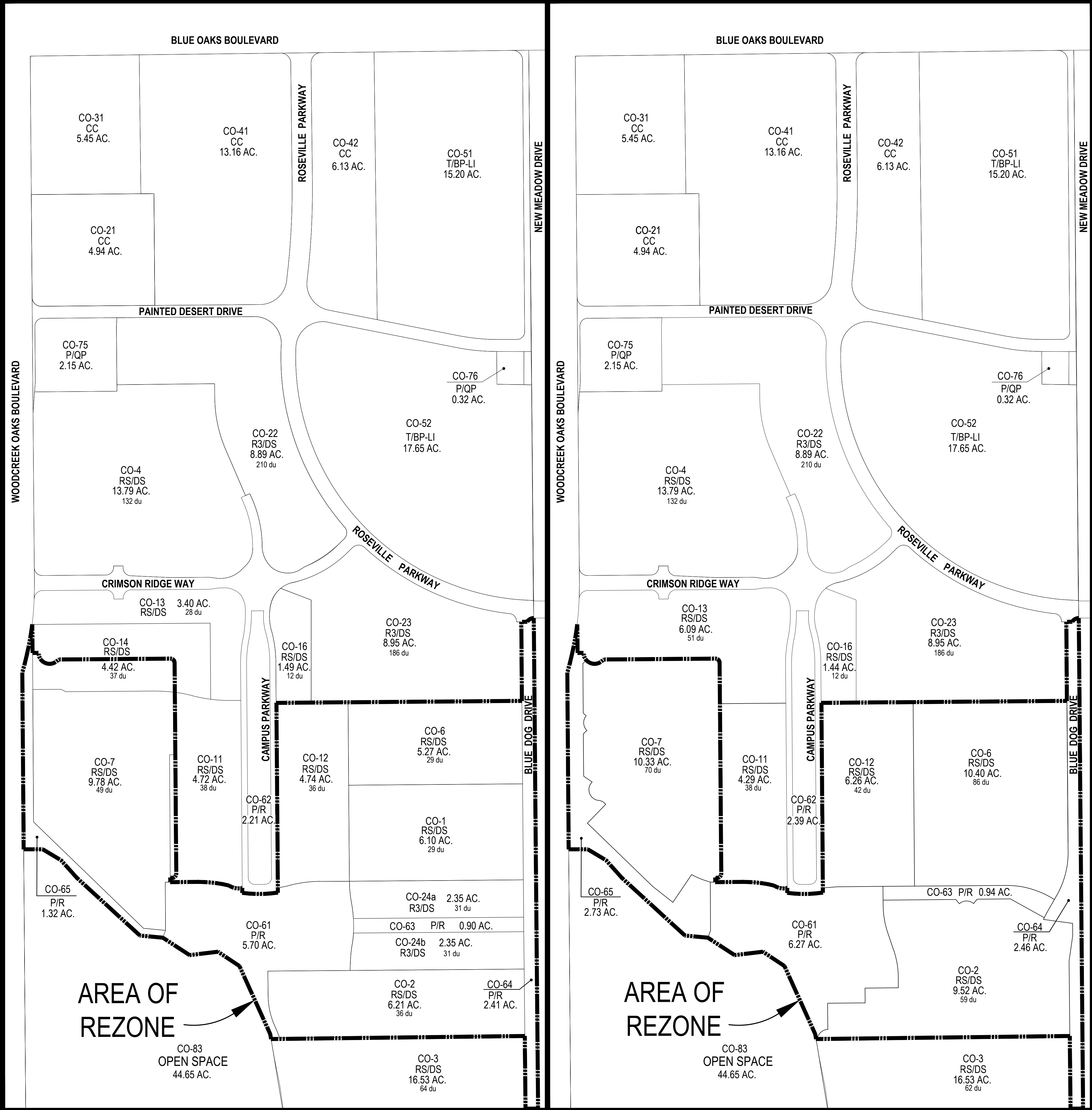
AREA

48.91 ± AC.



EXISTING ZONING

PROPOSED ZONING



Legend

Residential Zones

- R1 Single-Family Residential
- RS Small Lot Residential
- R3 Attached Housing

Industrial/Manufacturing Zones

- MP Industrial/Business Park
- M1 Light Industrial

Commercial Zones

- BP Business Professional
- CC Community Commercial

Civic and Resource Protection Zones

- PR Park and Recreation
- OS Open Space
- P/QP Public/Quasi-Public

Overlay/Special Purpose Zones

- /SA Special Area
- /DS Development Standards

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE NINTH AMENDMENT OF DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF ROSEVILLE AND BBC ROSEVILLE OAKS, LLC RELATIVE TO
THE CAMPUS OAKS PROPERTY WITHIN THE HEWLETT-PACKARD CAMPUS OAKS
MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON
BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC, pertaining to the property located on Parcels CO-2, CO-3, CO-4, CO-6, CO-7, CO-12, CO-63, CO-64, and CO-65 within the Campus Oaks Master Plan area.

SECTION 2. Prior to considering the proposed Development Agreement Amendment, the City Council considered the Fourth Addendum to the Hewlett-Packard Master Plan Environmental Impact Report pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Development Agreement Amendment, and makes the following findings:

1. The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Campus Oaks Master Plan;
2. The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance;
3. The Development Agreement Amendment is in conformance with the public health, safety and welfare;
4. The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values; and
5. The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Development Agreement Amendment, by and between the City of Roseville and BBC Roseville Oaks, LLC, a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 20th day of May, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**NINTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE
AND BBC ROSEVILLE OAKS, LLC
RELATIVE TO THE
CAMPUS OAKS PROPERTY WITHIN THE
HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN**

This Ninth Amendment of Development Agreement (the "Ninth Amendment") is entered into this ____ day of _____, 2020, by and between the **CITY OF ROSEVILLE**, a municipal corporation, hereinafter "City", and **BBC ROSEVILLE OAKS, LLC**, an Illinois limited liability company, hereinafter "Landowner", pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

Recitals

1. **Original Development Agreement.** On August 1, 1996, the City and Hewlett-Packard Company entered into that certain agreement entitled "Development Agreement By and Between The City of Roseville and Hewlett-Packard Company Relative to the Roseville Master Plan" (the "Original Development Agreement"). The Original Development Agreement was recorded in the Official Records of Placer County on August 16, 1996, as instrument No. 96-00047544 and re-recorded on March 25, 1998 as Instrument No. 98-0019739.

2. **First Amendment of Development Agreement.** On May 23, 2001, the City and Hewlett-Packard Company entered into that certain agreement entitled "First Amendment of Development Agreement By and Between The City of Roseville and Hewlett-Packard Relative to the Roseville Master Plan" ("First Amendment"). The First Amendment was recorded in the Official Records of Placer County on June 7, 2001, as Instrument No. 2001-0056191.

3. **Subdivision of Hewlett-Packard Property.** Hewlett-Packard subdivided the Master Plan Property into four Parcels. Subsequent to that time, Hewlett-Packard transferred

and/or sold the Parcels to other landowners. Therefore, there are multiple landowners with legal interest in the existing Development Agreement.

4. **Campus Oaks Master Plan.** On August 5, 2015, the City approved the Hewlett-Packard Campus Oaks Master Plan Amendment that amended the Master Plan for Parcel 1 and Parcel 4.

5. **Second Amendment of Development Agreement for Parcels 1 and 4.** On August 19, 2015, the City approved entering into a Second Amendment to the Development Agreement for Parcel 1 and Parcel 4 with Hewlett-Packard and BBC Roseville Oaks, LLC. The Second Amendment was recorded in the Official Records of Placer County on August 21, 2015, as Instrument No. 2015-0073371.

6. **Third Amendment of Development Agreement for Parcel 1.** On August 19, 2015, the City approved entering into a Third Amendment to the Development Agreement for Parcel 1 with Hewlett-Packard. The Third Amendment was recorded in the Official Records of Placer County on September 16, 2015, as Instrument No. 2015-0081192 and is not applicable to Parcel 4.

7. **Fourth Amendment of Development Agreement for Parcel 4.** On August 19, 2015, the City approved entering into a Fourth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC. The Fourth Amendment was recorded in the Official Records of Placer County on September 16, 2015, as Instrument No. 2015-0081193.

8. **Fifth Amendment of Development Agreement for Parcel 4.** On October 7, 2016, the City approved entering into a Fifth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC. The Fifth Amendment was recorded in the Official Records of Placer County on October 17, 2016, as Instrument No. 2016-0088960.

9. **Sixth Amendment of Development Agreement for Parcel 3.** On May 18, 2017, the City approved entering into a Sixth Amendment to the Development Agreement for Parcel 3 with Quality Investment Properties Roseville, LLC, Quality Investment Properties Roseville II, LLC, and Quality Investment Properties Roseville Land Company, LLC. The Sixth Amendment was recorded in the Official Records of Placer County on May 26, 2017, as Instrument No. 2017-0038715 and is not applicable to Parcel 4.

10. **Seventh Amendment of Development Agreement for Parcel 4.** On January 18, 2019, the City approved entering into a Seventh Amendment to the Development Agreement with BBC Roseville Oaks, LLC, for the portion of Parcel 4 planned for commercial development. The Seventh Amendment was recorded in the Official Records of Placer County on January 23, 2019, as Instrument No. 2019-0003961.

11. **Eighth Amendment of Development Agreement for Parcel 2.** On December 4, 2019, the City approved entering into an Eighth Amendment to the Development Agreement for Parcel 2 with R10 Foothill, LLC. The Eighth Amendment was recorded in the Official Records of Placer County on January 13, 2020, as Instrument No. 2020-0002586, and is not

applicable to Parcel 4. The Original Development Agreement, as amended by the First through Eighth Amendments, shall be referred to herein as the "Development Agreement." Except as otherwise defined herein, all capitalized terms used herein shall have meanings ascribed thereto in the Development Agreement unless otherwise provided herein. All reference to "Section" herein, unless otherwise noted, shall mean and refer to the corresponding Section of the Development Agreement.

12. **Campus Oaks South Property Subject to Ninth Amendment.** The subject of this Ninth Amendment is the development of the southern residential portion of the Campus Oaks Property, generally described as revised Campus Oaks Parcels CO-2, CO-3, CO-4, CO-6, CO-7, CO-12, CO-63, CO-64, and CO-65, as more particularly described in **Exhibit A** attached and incorporated hereto and diagrammed in **Exhibit B** also attached and incorporated hereto (herein, the "Campus Oaks South Property"). Landowner represents that it owns all the Parcels comprising the Campus Oaks South Property in fee and that all other persons holding legal or equitable interests in the Campus Oaks South Property shall be bound by this Ninth Amendment.

13. **Purpose of Amendment.** The purpose of this Ninth Amendment is to modify some of the residential land use acreages and configurations for development of the southern portion of the Campus Oaks Property, consistent with the amendments to the Master Plan approved by the City as described below, and revise the timing for construction of the HP2/CO64 Park as provided herein.

14. **Amendments to Master Plan for Campus Oaks Property.** In connection with Landowner's reconfigured development of the Campus Oaks Property over time, Landowner has prepared and processed with the City, and the City has approved as provided below, certain amendments to the Hewlett-Packard Campus Oaks Master Plan for the Campus Oaks Property (the "Third Amended HPCO Master Plan"). The purpose of this Ninth Amendment is to amend the Development Agreement and the Entitlements vested thereby, including incorporating the Third Amended HPCO Master Plan as part of the Revised Entitlements described herein, as applied to development of the Campus Oaks South Property to facilitate the planned development of the Campus Oaks Property.

15. **Authorization.** To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement establishing certain development rights in and obligations with respect to the property which is the subject of the development project application. In addition to this statutory authorization, Section 1.4 of the Development Agreement allows amendments to the Development Agreement that affect less than the entire Master Plan Area to be approved by the owner(s) in fee of the portions of the Master Plan Area that is subject to or affected by such amendment. In accordance with Section 1.4 of the Development Agreement, Landowner proposes hereby to amend the terms and conditions for development only as to the Campus Oaks South Property described in **Exhibit A**

attached hereto, which amendments are limited to the Campus Oaks South Property, do not impose any new burdens or obligations on any other property in the Master Plan Area, and do not affect or impair the development rights of any other properties within the Master Plan Area.

16. **Hearing.** On _____, 2020, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, following a duly noticed and conducted public hearing, considered this Ninth Amendment and recommended that the City Council approve this Ninth Amendment for the Campus Oaks South Property.

17. **Environmental Review.** On August 5, 2015, in connection with its approval of the Second and Fourth Amendments to the Development Agreement, the City Council adopted the Addendum to the Plan FEIR (the "First Addendum") for development of the residential, business professional, commercial, light industrial (tech/business park), park, open space and public/quasi-public uses within the Campus Oaks Property consistent with the Entitlements vested by the Development Agreement. An Initial Study prepared in support of the First Addendum identified mitigation measures to reduce environmental impacts which have been incorporated into the Amended Master Plan for the Campus Oaks Property and in the terms and conditions of the Development Agreement, which shall continue to apply, as applicable, to the development of the Campus Oaks South Property.

On August 17, 2016, in connection with its approval of the First Amended HPCO Master Plan and the Fifth Amendment, the City Council adopted the Second Addendum to the Plan FEIR (the "Second Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in support of the Second Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

On December 5, 2018, in connection with its approval of the Second Amended HPCO Master Plan and the Seventh Amendment, the City Council considered the Third Addendum to the Plan FEIR (the "Third Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in support of the Third Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

On _____, 2020, in connection with its approval of the Third Amended HPCO Master Plan and this Ninth Amendment, the City Council considered the Fourth Addendum to the Plan FEIR (the "Fourth Addendum") for development of the Campus Oaks South Property consistent with the reconfigured land uses approved for the Campus Oaks South Property. An Initial Study prepared in support of the Fourth Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

18. **No New Impacts Associated with Approval of Amendment.** The City Council has determined that the adoption of this Ninth Amendment involves no new impacts not considered in the Plan FEIR and Addenda described above; therefore, no further environmental documents relating to the adoption of this Ninth Amendment are required.

19. **Development Agreement Ordinance.** City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Chapter 19.84 of the Roseville Municipal Code. This Ninth Amendment, to the extent it amends and affects the terms of the Development Agreement for the Campus Oaks South Property, is consistent with and authorized by the amendment provisions of Section 1.4 of the Development Agreement.

20. **Consistency with Amended General Plan and Amended HPCO Master Plan.** Having duly examined and considered this Ninth Amendment and the Revised Entitlements to be vested hereby, and having held properly noticed public hearings hereon, City finds and declares that this Ninth Amendment is consistent with the Amended General Plan of the City of Roseville and the HPCO Master Plan, as amended by the First, Second and Third Amendments thereto.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Amendment of Development Agreement.** The following sections of the Development Agreement for the Campus Oaks South Property are hereby amended as follows:

a. **Revised Section 2.2 (Vested Entitlements).** The land use acreage allocation set forth in Section 2.2 of the Development Agreement, as applied to the Campus Oaks South Property, is hereby revised to read as follows:

"2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Campus Oaks South Property in accordance with the terms and conditions of this Agreement and the Entitlements. City acknowledges that the Entitlements include the following land uses (with approximate acreages) for the Campus Oaks South Property:

Low/Med Density Residential	66.83 Acres/451 units
Parks	12.40 acres
Backbone Roads	<u>0.00</u> acres
TOTAL	79.23 acres

all as set forth in **Exhibit B.** Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the effective date of the Development Agreement, or as they may provide from time-to-time by amendment of the Master Plan. Landowner's vested right to proceed with the development of the Campus Oaks South Property shall be subject to subsequent approvals as defined and as provided for in the Master Plan, provided that any conditions, terms, restrictions, and requirements for such subsequent approvals shall not prevent development of the Campus Oaks South Property for the uses and to the density or intensity of development or rate of timing of development set forth in this Agreement so long as any limitations set forth in the Master Plan applicable to the Campus Oaks South Property have not been reached and further provided Landowner is not in default under this Agreement."

- b. **Revised Section 3.2.2 (Construction of Park Improvements).** Section 3.2.2.A and the first paragraph of Section 3.2.2.D are hereby revised to read as follows:

"3.2.2.A The HP2/CO64 Park shall be improved in conjunction with Landowner's development of the portion of the Campus Oaks Property outlined as Phase B and Phase C on Exhibit B ("Phases B and C"). In particular, the HP2/CO64 Park shall be improved in conjunction with development of Parcels CO-2, CO-3, CO-4, CO-6, CO-7, CO-11, CO-12, CO-13 and CO-16, as shown on Exhibit B (the "Phase B and C Parcels").

.....

"3.2.2.D Since the Master Plan graphic is merely conceptual, Landowner shall submit a final and approved master plan to the City for improvement of the HP2/CO64 Park prior to the issuance of the building permit for the 207th residential unit within the Phase B and C Parcels and shall commence construction of the park improvements for the HP2/CO64 Park in accordance with the approved park improvement plans prior to the issuance of the building permit for the 282nd residential unit within the Phase B and C Parcels. Thereafter, Landowner shall diligently proceed with such construction and use its best efforts, subject to the provisions of Section 5.3 below, to complete the construction of its improvements to the HP2/CO64 Park within one hundred fifty (150) business days of the date of commencement of such improvement, not including the establishment period as defined in the City's park construction standards."

- c. **Revised Section 3.8.1.A (Blue Oaks Boulevard Improvements).** Section 3.8.1.A is hereby revised to read as follows:

"3.8.1.A Landowner shall construct the frontage improvements along Blue Oaks Boulevard consisting of curb, gutter and remaining asphalt to connect to the existing Blue Oaks Boulevard roadway improvements, streetlights, and electric trench to underground the existing 12kv electric line from its intersection with Foothills Boulevard to its intersection with Woodcreek Oaks Boulevard, as shown in cross-section in Exhibit C-1. Unless otherwise constructed in part by the owner of Parcel 3 in connection with its development of Parcel 3 prior to development of the Campus Oaks Property, Landowner shall commence construction of the foregoing improvements along Blue Oaks Boulevard between Foothills Boulevard and Woodcreek Oaks Boulevard within twelve (12) months of the first sale of bonds by the Infrastructure CFD (which will include the amount then estimated by the City to construct such improvements), subject to the City's good faith processing of the improvement plans for Blue Oaks Boulevard pursuant to this Agreement. Improvements to Blue Oaks Boulevard shall be completed within four and a half (4 1/2) years from the earlier of the following: (1) sale of bonds by the first Infrastructure CFD acquisition; (2) if Landowner receives a building permit for a building located within three hundred feet (300') or less of the southerly right of way for Blue Oaks Boulevard; or (3) any roadway connection is made to Blue Oaks Boulevard, whichever occurs first. Provided, however, Landowner shall not be obligated to install any portion of the frontage improvements along Parcel 3 if and to the extent the installation thereof requires the cooperation of the owner thereof to provide construction

access and right of way dedication to facilitate such construction and such necessary access and right of way dedication is not provided by such owner.

"Sidewalk improvements shall not be required to be installed along Blue Oaks Boulevard within the Campus Oaks Property except in connection with the issuance of a building permit for a building within Campus Oaks Property within 300' or less of the Blue Oaks Boulevard right of way, in which case such sidewalk improvements shall be installed by the applicant for such building permit. All improvements to be installed by Landowner shall comply with City's then current standards for public streets. Auxiliary lanes, deceleration lanes and bus turnouts can encroach into the public utility easement (PUE)/landscape setback easement (LSE)."

2. **Exhibits.** The following Revised Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement with respect to the Campus Oaks South Property. Accordingly, all references to the applicable Exhibits in the Development Agreement with respect to the Campus Oaks South Property, as amended hereby, shall mean and refer to the corresponding Revised Exhibits below:

Exhibit A -- Legal Description of Campus Oaks South Property

Exhibit B -- Land Use Map of Campus Oaks South Property/Phasing

3. **Consistency with General Plan.** The City hereby finds and determines that execution of this Ninth Amendment is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

4. **Amendment Limited to Campus Oaks South Property.** This Ninth Amendment is limited to and applies only to development of the Campus Oaks South Property and does not affect or apply in any manner with respect to the development of any other property within the Master Plan Area, including without limitation, any other portion of the Campus Oaks Property.

5. **Amendment; Balance of Development Agreement In Full Force.** This Ninth Amendment amends, but does not replace or supersede, the Development Agreement. In the event of any conflict, the language of this Ninth Amendment shall be controlling in all events or circumstances. Except as modified hereby, all other terms and provisions of the Development Agreement shall remain in full force and effect.

6. **Form of Amendment; Execution in Counterparts.** This Ninth Amendment is executed in duplicated originals, each of which is deemed to be an original, and may be executed in counterparts.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____ adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

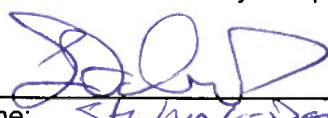
CITY:

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey, City Manager

LANDOWNER:

BBC ROSEVILLE OAKS, LLC,
an Illinois limited liability company

By: 
Name: Stephen L. DeSardis
Title: Manager

ATTEST:

Sonia Orozco, City Clerk

APPROVED AS TO FORM:

Robert R. Schmitt, City Attorney

APPROVED AS TO SUBSTANCE:

Mike Isom, Development Services Director

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____ adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

LANDOWNER:

BBC ROSEVILLE OAKS, LLC,
an Illinois limited liability company

By: _____
Dominick Casey, City Manager

By: _____
Name: _____
Title: _____

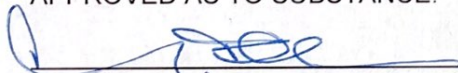
ATTEST:

Sonia Orozco, City Clerk

APPROVED AS TO FORM:

Robert R. Schmitt, City Attorney

APPROVED AS TO SUBSTANCE:


Mike Isom, Development Services Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of PLACER

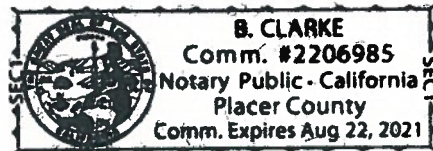
On April 30, 2020, before me, B. CLARKE, Notary Public,
(Here insert Name and Title of Officer)
personally appeared STEPHEN L. DES JARDINS,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. Clarke
NOTARY PUBLIC SIGNATURE



NOTARY PUBLIC SEAL

EXHIBIT "A"

LEGAL DESCRIPTION FOR PARCELS COMPRISING CAMPUS OAKS SOUTH PROPERTY

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lots H and I, as said lots are shown and so designated on that certain Final Map filed in Book EE of Maps, Page 86, Placer County Records.

TOGETHER WITH Resultant Lot 8, as said lot is described in that certain document entitled, "Lot Line Adjustment Certificate of Compliance" recorded as Document No. 2017-0031664, Placer County Official Records.

TOGETHER WITH Resultant Lot 16 and Resultant Lot 19, as said lots are described in that certain document entitled, "Lot Line Adjustment Certificate of Compliance" recorded as Document No. 2017-0031664, Placer County Official Records.

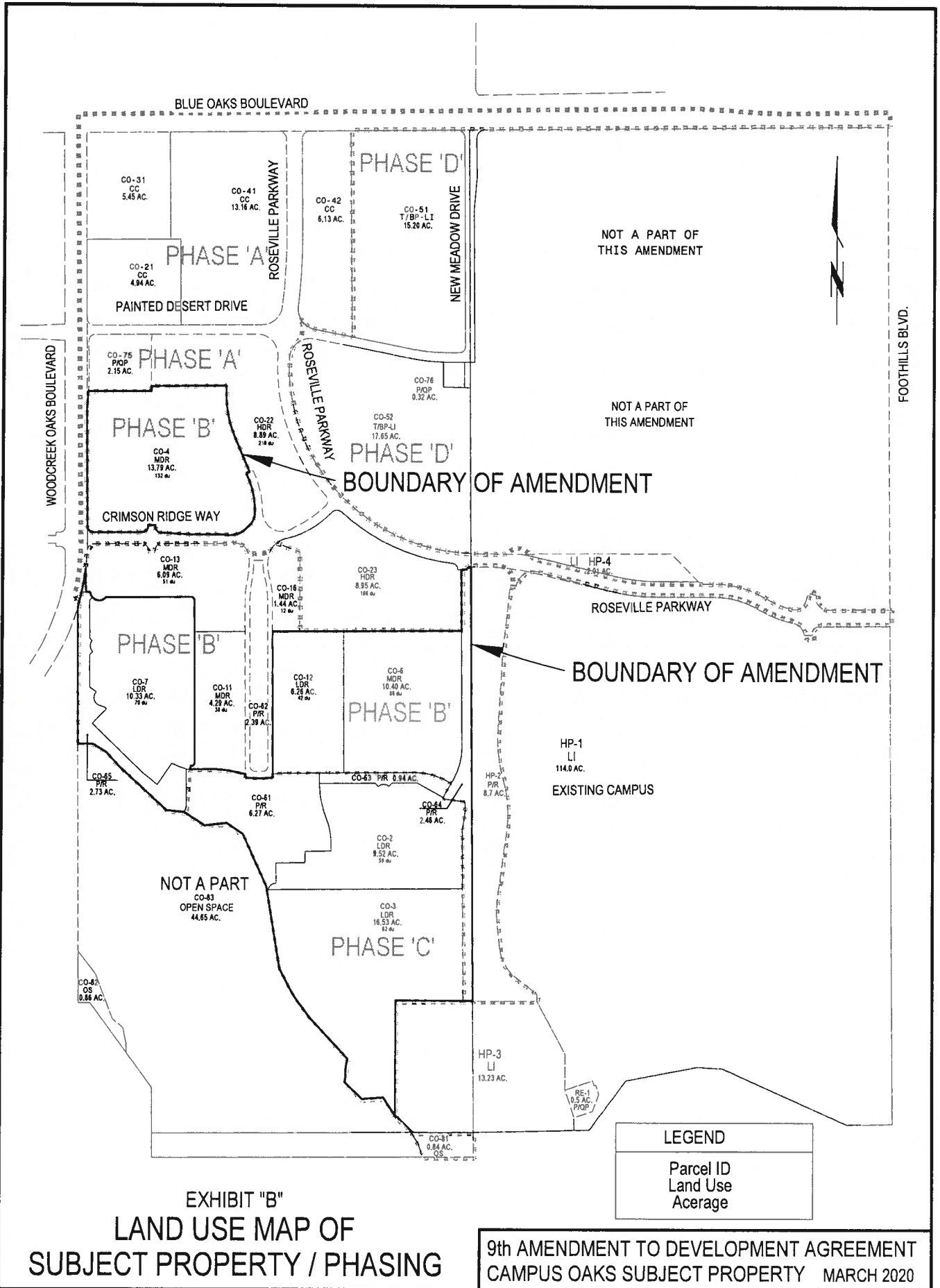
TOGETHER WITH Lots 7, 10, 14, 20 through 23, inclusive, Lot 25, together with Lots A, B, F and G, as said lots are shown and so designated on that certain Final Map filed in Book DD of Maps, Page 47, Placer County Records.

EXCEPTING THEREFROM all that portion of the above referenced Lot 10 conveyed to the CITY OF ROSEVILLE, pursuant to that certain document entitled, "Grant Deed" recorded as Document No. 2018-0044522, Placer County Official Records.

APNs ASSOCIATED WITH PARCELS COMPRISING CAMPUS OAKS SOUTH PROPERTY

481-260-007, 481-260-024, 481-260-034, 481-270-004, 481-270-011, 481-270-012, 481-270-013, 481-270-014, 481-270-015, 481-270-016, 481-270-017, 481-270-032, 481-270-043, 481-270-045 and a portion of 481-270-002 and 481-270-005.

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COUNCIL COMMUNICATION

CC #: 0777

File #: 0113 & 0201-01

Title:	Community Development Block Grant - Amended 2015-2019 Consolidated Plan, Amended 2019 Annual Action Plan, Amended Citizen Participation Plan and Budget Adjustment
Contact:	Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us Trisha Isom 916-746-1239 tisom@roseville.ca.us

Meeting Date: 5/20/2020

Item #: 10.4.

RECOMMENDATION TO COUNCIL

Staff recommends City Council:

1. Receive public comment on the City's proposed amendments to the Community Development Block Grant (CDBG) 2015-2019 Consolidated Plan, the 2019 Annual Action Plan and Citizen Participation Plan; and
2. Adopt a resolution to amend the 2015-2019 Consolidated Plan, amend the 2019 Annual Action Plan and amend the Citizen Participation Plan, and authorize the City Manager to execute necessary documents and certifications on behalf of the City of Roseville for submittal of the Plan amendments to the U.S. Department of Housing & Urban Development (HUD); and
3. Adopt a resolution to amend the subrecipient agreement between the City of Roseville and The Gathering Inn and authorize the City Manager to execute it on behalf of the City; and
4. Adopt a resolution to amend the subrecipient agreement between the City of Roseville and Advocates for Mentally Ill Housing and authorize the City Manager to execute it on behalf of the City; and
5. Approve a budget adjustment allocating an additional \$417,412 in Coronavirus Aid, Relief, and Economic Security (CARES) Act funding to the CDBG fund.

BACKGROUND

As an entitlement jurisdiction, the City of Roseville receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD). On March 27, 2020 the Coronavirus Aid, Relief and Economic Security Act (CARES) was enacted by Congress to provide emergency assistance and health care response for individuals, families, and businesses affected by the COVID-19 pandemic. On April 2, 2020, HUD announced that the City of Roseville would receive \$417,412 of CARES Act CDBG funds, known as CDBG-CV. In order to receive and deploy the funding into the community in an expeditious manner, the City must amend the current Consolidated Plan, Annual Action Plan and Citizen Participation Plan as well as approve a budget adjustment.

In addition to the \$417,412 in CDBG-CV funding, the City has \$307,069 in unobligated prior program year CDBG funds and current CDBG program income available for allocation. Staff is recommending that CDBG-CV funds, unobligated and 2015, 2018 and 2019 CDBG funds, and available program income be used as follows:

- \$60,000 to assist The Gathering Inn with a Shelter-in-Place program to shelter people who are homeless at their facility due to COVID-19
- \$460,999 for business assistance to small businesses and microenterprise businesses for working capital;
- \$120,000 to The Gathering Inn shelter bathroom remodel; and
- \$83,482 for CDBG-CV program administration and planning.

Program	Unobligated Funds	CARES-CV Budget Adj	TOTAL
The Gathering Shelter in Place		\$60,000	\$60,000
Micro-Enterprise Loans	\$187,069	\$273,930	\$460,999
The Gathering Bathroom remodel	\$120,000		\$120,000
General Administration (20%)		\$83,482	\$83,482
TOTAL	\$307,069	\$417,412	\$724,481

Amendment to the 2015-2019 Consolidated Plan

As a recipient of CDBG funding, HUD requires the City of Roseville to produce an analysis of community needs every five years and develop a strategic plan for use of CDBG and other resources to address identified needs, otherwise known as the consolidated planning process. The current Consolidated Plan started with fiscal year 2015-16 and will end with the current fiscal year on June 30, 2020. To facilitate the use of CDBG-CV funding, staff recommends amending the 2015 Consolidated Plan to address the community impacts of the COVID-19 virus now, rather than waiting until the 2020 Consolidated Plan is completed and approved by HUD, which is anticipated to be late July to mid-August.

The proposed amendment to the 2015 Consolidated Plan (Attachment 1) includes information on the needs related to the impact of the COVID-19 pandemic on low-income Roseville residents. The CARES Act requires that the City consult with local health authorities when determining how funds are invested. City staff and City consultants have had several conversations with the Placer County Department of Health and Human Services. A number of potential activities were considered, including paying for motel vouchers for homeless persons that should be in isolation or quarantine either due to being in a high-risk health group, or due to exposure to, or infection with, the virus. However, Placer County has received funding from several sources for this project and is coordinating with the Governor's Project Roomkey program to provide this service. CDBG funds can also be used to supplement food for residents who are food insecure due to loss of wages during the COVID-pandemic.

The Economic Development Department has received numerous calls from businesses who are under financial distress due to loss of income during the stay-at-home order. Most report that they have not been able to access assistance through other federal programs such as the Small Business Administration (SBA) Paycheck Protection Program (PPP) or the Economic Injury Disaster Loan Program (EIDL). The City's Small Business Stabilization Program received 276 applications for the \$1 million allocated by City Council in March. The program was able to assist

111 businesses before funding was exhausted. CDBG funds may also be used to provide business assistance to support job retention and for microenterprise assistance to low-income owners of businesses with no more than five employees.

Amendment to the 2019/2020 Annual Action Plan

On April 17, 2019, Council adopted the 2019-20 Annual Action Plan which allocated the City's 2019 allocation of CDBG funds of \$651,910 to eligible activities. The proposed amendment will add the CDBG-CV funding to the original allocation (Attachment 2). CDBG-CV funds must be used for CDBG eligible activities that prevent, prepare for, or respond to the COVID-19 virus; and up to 20% of the funds may be used for planning and administration of the CDBG program. Unlike regular annual allocations of CDBG funding, CDBG-CV funds must be expended within one year.

Due to the overwhelming response to the City's Small Business Stabilization Program, it is recommended that the majority of CDBG-CV funding, and any unspent funds from other activities, be used to provide assistance to struggling small businesses to support employee retention and reduce job loss due to the pandemic. It is estimated that allocating \$460,999 of CDBG funds for this use will assist another 50 low-income small business owners as well as create or retain approximately 150-200 jobs, primarily for low-income families, as required by HUD regulations.

The proposed amendment will provide \$60,000 to assist The Gathering Inn with a new Shelter-In-Place program to provide homeless individuals shelter at their facility as well as at St. John's Church due to COVID-19. It is estimated that approximately 50 homeless individuals will be served between the two sites for two months.

The 2019/2020 Annual Action Plan included an award of \$326,528 to The Gathering Inn for a remodel of the shelter bathroom to increase capacity and meet Americans with Disabilities Act (ADA) requirements. The Gathering Inn staff have been working with the City's Building Division to develop a cost efficient design that meets both the shelter's needs and ADA standards. The original plan to remodel the existing client bathrooms proved to be cost prohibitive as these bathrooms are upstairs and would require a long ramp and extensive renovation to ensure they were ADA compliant. The new plan adds a remodel of the downstairs employee bathroom that will be made ADA compliant to satisfy the federal requirements. The result will be that all of the restrooms, upstairs and downstairs, will be remodeled. The Gathering Inn will contribute \$40,000 toward the new remodel project and has requested CDBG funds to cover the remainder. The additional funding required to complete the work will not exceed \$120,000. The Gathering Inn has requested bids for the project to determine a more precise cost, but this has been difficult during the current stay-at-home order. Funding delays to the project will require that the City's agreement with the Gathering Inn (Attachment 3) be extended from the original due date of June 30, 2020 to January 31, 2021.

Advocates for Mentally Ill Housing (AMIH) has requested bids for the 2019/20 solar project. There have been delays to this project due to issues with getting bids for the solar installation and will require that the City's agreement with AMIH (Attachment 4) be extended from the original due date of June 30, 2020 to January 31, 2020.

Citizen Participation Plan Amendment

To deploy CDBG-CV funds in an expeditious manner, HUD has issued a waiver of the usual 30-day public comment period and is allowing entitlement grantees to use virtual public hearings and other alternatives to the normal citizen participation process, provided these alternatives are stated

in the Citizen Participation Plan.

Attached for City Council's consideration is an amendment to the CDBG Citizen Participation Plan (Attachment 5). The plan was most recently amended in 2015 and provides procedures for public participation in the CDBG planning process for the annual action plan and the required five-year consolidated planning process. Since that time, HUD has instructed the City to include more precise language related to how the City will encourage participation in the CDBG planning process for senior citizens, ethnic minorities, persons with limited English proficiency, low-income persons and homeless populations. The current plan does not provide public participation procedures for the federally required five-year analysis of impediments to fair housing choice. The proposed amendment specifies the following:

- outreach to the required populations
- increases the number of locations where proposed documents will be made available to the public from one to four
- requires that CDBG related public notices be published in both English and Spanish
- specifies procedures for the impediments to fair housing choice development; and
- adds an "Emergency Response Procedures" section allowing virtual public hearings and other alternatives if needed in response to a declared emergency.

Budget Adjustment

The recommended budget adjustment (Attachment 6) amends the FY2019-20 budget in the amount of \$417,412 for the CARES Act award intended to mitigate effects of COVID-19. The award is based on the Office of Community Planning and Development's (CPD) formula allocations. The funds will be used for The Gathering Inn to fund two months of their Shelter-In-Place Program at \$60,000 total as well as the Small Business Loan Program which will grant and loan up to \$20,000 per business in CDBG funds totaling approximately \$273,930, in compliance with HUD regulations. Thurmond Consulting, our current CDBG consultant, will administer the new CDBG program and train City staff in understanding program requirements to operate a revolving loan program in the future. The total cost of the contract with Thurmond Consulting will be \$57,500, the terms of which will begin on June 1, 2020 and run through June 30, 2021. The CARES Act funding allocation allows up to 20% of the total funding amount of \$83,482 to be used toward administrative costs associated with the program. Thurmond Consulting contract fees are consistent with CARES Act approved administration costs.

FISCAL IMPACT

The amendments and budget adjustment will not have any fiscal impact to the General Fund.

Estimates of total employment created can be based on expenditure data, consistent with guidance from the Council of Economic Advisers (CEA), a three-member council that analyses and interprets economic development, and advises the President of the United States on national economic policy.

Total employment not only includes direct and indirect jobs, but also induced jobs. CEA estimates that total employment is increased by one job-year for every \$92,000 in direct government spending. It is estimated that 50 small businesses will be assisted with the recommended allocation of CDBG and CDBG-CV funding. Restaurants will be able to re-hire or retain

employees to provide food to persons in isolation or quarantine.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

CDBG funds are subject to the National Environmental Protection Act (NEPA) as implemented by HUD at 24 CFR 58. NEPA reviews will be completed for each program and project funded prior to any expenditures for these activities.

The Citizen Participation Plan and the proposed amendment to the 2019 Annual Action Plan is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Suzanne Acrell, Housing Analyst

Laura Matteoli, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-198

Draft amended 2015 Consolidated Plan

Draft Amended 2019 Annual Action Plan

Citizen Participation Plan draft revised May 2020

Resolution No. 20-199

The Gathering Inn Agreement Amendment

Resolution No. 20-200

Advocates for Mentally Ill Housing Agreement Amendment

Ordinance No. 6229

Budget Adjustment

RESOLUTION NO. 20-198

ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AMENDED 2019 CONSOLIDATED PLAN, THE AMENDED 2015-2019 ANNUAL ACTION PLAN, AND THE AMENDED CITIZEN PARTICIPATION PLAN, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS AND CERTIFICATIONS ON BEHALF OF THE CITY OF ROSEVILLE FOR SUBMITTAL OF THE PLAN AMENDMENTS TO THE U.S. DEPARTMENT OF HOUSING & DEVELOPMENT (HUD)

WHEREAS, the City receives Community Development Block Grant (CDBG) funds annually from the Department of Housing & Urban Development (HUD); and

WHEREAS, on March 27, 2020 the Coronavirus Aid, Relief and Economic Security Act (CARES) was enacted by Congress to provide emergency assistance and health care response for individuals, families, and businesses affected by the COVID-19 pandemic; and

WHEREAS, on April 2, 2020, HUD announced that the City of Roseville would receive \$417,412 of CARES Act CDBG funds, known as CDBG-CV; and

WHEREAS, in order to receive and deploy the funding into the community in an expeditious manner, the City must amend the current 2019 Consolidated Plan, 2015-2019 Annual Action Plan and Citizen Participation Plan (hereinafter "Plan Amendments"); and

WHEREAS, the Council conducted a public hearing on May 20, 2020 to receive public comments regarding the Plan Amendments; and

WHEREAS, the Council has reviewed and hereby agrees to comply with all Certifications executed in connection with the Plan Amendments; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Plan Amendments are hereby adopted.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute all necessary documents and certifications for submittal of the Plan Amendments to the U.S. Department of Housing & Development (HUD) on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 2020, by the following vote on roll call:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

In February of 2020, the COVID-19 virus began to spread rapidly throughout the nation. On March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The CARES Act provides a special allocation of Community Development Block Grant (CDBG) funds to respond to the community impacts of the COVID-19. HUD has notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV for the prevention of, preparation for, or response to the COVID-19 virus. This amendment is required for the City of Roseville's implementation of CDBG-CV funding. *Amended language is included in italicized font.*

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year the US Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City of Roseville (City), specifically Community Development Block Grant (CDBG) and other federal housing funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan.

The purpose of the Consolidated Plan is to identify the City's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the period of the Consolidated Plan, which in the case of the City is five years.

The City's Housing Division was the lead agency in developing the 2015–2019 Consolidated Plan (Plan). The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the Consolidated Plan template in IDIS (Integrated Disbursement and Information System). Most of the data tables in the Plan are populated with default data from the US Census Bureau, mainly 2007–2011 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the Plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); consultation with public and private agencies; and citizen participation.

The Plan process also included the development of the first-year Action Plan, which is the annual plan the City prepares pursuant to the goals outlined in the Consolidated Plan. The Action Plan details the

activities the City will undertake to address the housing and community development needs and local objectives using CDBG and other housing funds received during program year 2015/2016.

The Plan is divided into six sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

1. Executive Summary
2. Process
3. Needs Assessment
4. Market Analysis
5. Strategic Plan

6. Annual Action Plan

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Overview

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need demonstrated by the data that has been collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all of these components, housing needs are considered a high priority, followed by homelessness and non-housing community development needs.

The City has six goals to address housing and community development needs between Fiscal Years 2015 and 2019:

1. Increase supply of affordable rental housing for the City's lowest-income households.
2. Preserve existing affordable housing stock.
3. Provide housing and services to special needs populations.
4. Increase access to homeownership opportunities for City residents.
5. Provide funding for public facilities and improvements.
6. Promote economic development activities in the City.

Objectives and Outcomes

During the five-year Plan period, the City expects to receive approximately \$550,000 annually in CDBG funding, for a five-year total of \$2,750,000. CDBG funds are used by the City for public services, public facilities and improvements, housing activities, and planning and administrative costs. The CDBG program's primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The City also anticipates applying for Home Investment Partnerships Program (HOME) funding through the California Department of Housing and Community Development (HCD) for additional housing activities. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

The City also applies for CalHome funding from HCD when funding announcements are made by the State. These funds are awarded on a competitive basis for mortgage assistance for low- or very low-income first-time homebuyers or for owner-occupied rehabilitation for low- or very low-income homeowners. Generally, the City's funding request has been for the Owner-Occupied Housing Rehabilitation Program.

CDBG and HOME funds are often coupled with local funds, allowing affordable housing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes the projects more competitive in various funding competitions. All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the City will be as creative as possible in finding other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

3. Evaluation of past performance

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which outlines how the City met the needs and objectives outlined in the prior 2010–2014 Consolidated Plan and Annual Action Plans. The City's key accomplishments over the 2010–2014 Consolidated Plan period include the following:

NOTE: the figures below only reflect the accomplishments for Program Years 2010 – 2013 as the 2014

CAPER won't be completed until later in 2015.

1. Provided funds for the development of 71 affordable rental housing units and 1 affordable purchase unit.
2. Assisted 3,566 persons through the provision of assistance to nonprofit organizations to provide supportive services to targeted special needs populations, which includes homeless.
3. Provided rental assistance utilizing the Section 8 Housing Choice Voucher Program to 2,447 households.
4. Assisted 797 homeless individuals through the City's Homeless Voucher Program.
5. Provided down payment assistance to 28 first-time homebuyers with HOME funds.
6. Provided grants and loans to 66 low-income homeowners to rehabilitate their homes.
7. Provided grants and loans to 28 low-income households to address lead-based paint hazards.
8. Provided assistance to 496 low-income senior and disabled homeowners with minor health and safety repairs.
9. Assisted 34 low-income households with exterior paint vouchers.
10. Provided funds for 8 public facility and improvement projects that benefitted low-income residents.

Changes to tax credit scoring and the limited amount of state housing funds, coupled with the loss of Low and Moderate Income Housing funds as a result of the dissolution of statewide redevelopment agencies, have impacted the City's ability to implement its goals for affordable rental housing development and affordable purchase units. Despite these challenges, the City and its partners has been successful overall in achieving the objectives established in the previous Consolidated Plan and foresee continued progress through the new Plan period.

4. Summary of citizen participation process and consultation process

The Plan process involved the housing and community development organizations in the City, nonprofit providers of affordable housing, service providers to the City's low-income and special needs populations, advocates, and others. A community meeting was held on November 13, 2014, to make available and request participation in a 2015 Community Needs Survey to aid in identifying housing and community assistance needs in the City and assist in program development. A public meeting was held on February 25, 2015 to present findings from the consolidated planning research process and to solicit public input on the draft 2015 Consolidated Plan. Extensive outreach was conducted to promote this meeting, including posting the bilingual (English/Spanish) notice on the City's website (including the City's Facebook page), The Roseville Press Tribune newspaper, e-mail as well as direct mailing to the Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN) listserv, Roseville Housing Authority, Community Advisory Board, local businesses and social service agencies, individuals, and affordable housing developers. Consultation and citizen participation is discussed in greater detail in the Process section of this Plan.

Amendment #1 to this plan will be noticed in English and Spanish in the Press Tribune on May 8, 2020 and will be made available for public review and comment on the City's website from May 8, 2020 to May 19, 2020, to be followed with a "virtual" public hearing on May 20, 2020. In response to public health concerns and to facilitate immediate deployment of funds to address community impacts of the COVID-19 virus, the City has requested that HUD waive certain citizen participation requirements for amendments to the Consolidated Plan including reducing the standard 30-day public comment to a minimum five days and modifications of the public participation process in the City's Citizen Participation Plan, provided residents are given reasonable notice and opportunity to comment. Prior to developing this amendment, the City consulted with the Placer County Department of Health and Human Services as required by HUD for use of funds to address COVID-19.

5. Summary of public comments

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received.

7. Summary

The City's population increased from 118,788 (2010) to 124,673 (2013) residents (approximately 5% (California Department of Finance) between the preparation of the 2010–2014 Consolidated Plan and the current Plan.

- As of the 2010 Census, Roseville's population was 79.3% White, 8.4% Asian or Pacific Islander, 5% two or more races, 2% Black or African American, 0.7% American Indian or Alaska Native, and 0.3% Native Hawaiian or other Pacific Islander. Additionally, 14.6% of Roseville's population was Hispanic or Latino.
- Of the approximately 44,217 households, 15% were considered very low-income (this figure also includes the extremely low-income category), 12.3% low-income, 9.3% moderate income, and 63.4% above moderate income (income categories are defined in the Needs Assessment).
- Of Roseville households, 66.4% are owner-occupied and 33.6% are renter-occupied. Approximately 48% of the renter households are overpaying for housing (paying more than 30% of household income for housing costs) and as such, are cost burdened.
- The City has sponsored the development of 71 affordable rental units and 1 homeownership unit, including single-family and multi-family residences, and housing for seniors and persons with special needs.
- A total of 594 homeless individuals were counted as part of the Placer Consortium on Homelessness 2013 point-in-time count, 59.3% of who were unsheltered. The majority (78.5%)

of the homeless population comprised of people in households without children, while family households represented 21.5%, and households comprising of children only (unaccompanied minors) accounted for 13%.

- In Roseville, there are approximately 48 hosting churches with 60 emergency shelter beds serving families, single adults, youth, and women with children. The inventory also includes transitional and permanent supportive housing (discussed in greater detail in the Market Analysis).
- Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. In Roseville and throughout Placer County, a wide variety of programs and services are available to special needs populations.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ROSEVILLE	Economic Development Department - Housing Division

Table 1 – Responsible Agencies

Narrative

The City of Roseville's Housing Division is the lead agency responsible for the development of the Consolidated Plan. The Housing Division is also the primary agency responsible for the programs and projects covered by the Consolidated Plan.

The mission of the Roseville Housing Division is to serve the citizens of Roseville by:

- Providing affordable housing opportunities in a safe environment.
- Revitalizing and maintaining neighborhoods.
- Forming effective partnerships to maximize social and economic opportunities.

Roseville is located in Northern California, north of Sacramento, in southwestern Placer County. The City's geography is primarily rolling hills and grasslands.

The City was originally a "railroad town" and in the early 1900's was a major railroad service center. The railroad played a role in the development of early Roseville. Other factors that have impacted the City's development have been the construction of Folsom Dam and completion of Interstate 80 in the 1950's. These projects impacted Roseville's growth by shifting the development of business, commercial, and residential development to "East Roseville." The City has continued to grow outward in all directions. In addition to the city's core, Roseville currently has ten specific plan areas, and the growth has provided a wide variety of residential, business, commercial, and industrial development.

The majority of the City's older, low-income housing stock and business and commercial areas that were impacted as a result of the outward growth are located in the City's core, near the rail lines.

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Roseville has been designated as an “exception grantee” by HUD. Roseville’s minimum exception threshold is 41.4%, which means at least 41.4% of the residents in a census tract block group must be low income in order for the City to undertake area benefit activities using Community Development Block Grant (CDBG) funds. Roseville currently has eight census tract block groups at or above the 41.4% low-income threshold. Those census tract block groups are as follows:

- Census Tract 207.02 Block Groups 1 and 3
- Census Tract 209.01 Block Groups 1 and 2
- Census Tract 209.02 Block Group 4
- Census Tract 210.03 Block Group 1 and 2
- Census Tract 210.08 Block Group 1

The Roseville Housing Authority (RHA) is a separate legal entity but is considered a component unit of the City of Roseville as the City is financially accountable for its activities. The RHA administers the federal Housing Choice Voucher Program. The RHA produces its own separate annual budget that is taken to its governing body, which is the Roseville City Council. Currently, the RHA, whose jurisdiction covers both the City of Roseville and Rocklin, provides housing assistance to over 600 elderly, disabled, and low-income Roseville and Rocklin households.

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In preparing the Plan, the City consulted with various organizations located in Roseville and Placer County that provide services to the residents of Roseville. In many instances, these consultations are part of ongoing interactions between Roseville’s Housing Division and the agency or group described.

City of Roseville

1. City Council. Authorizes (at a public hearing) the submission of the Consolidated Plan and Annual Action Plan to HUD.
2. City of Roseville Development Services Department – Planning Division. Reviews CDBG- and HOME-funded development projects to determine whether proposed development activities comply with the General Plan and Zoning Code; responsible for drafting the Roseville General Plan 2025, adopted in 2010, including the Housing Element, which was updated in 2012 and certified in 2013. The update has been cited throughout this Plan as the Housing Element of the General Plan 2013–2021.
3. City of Roseville Economic Development Department-- Provides assistance with business needs such as starting or expanding a business, finding a site, or connecting with other City services.
4. Roseville Housing Authority-- Addresses the housing needs of extremely low- and low-income residents in the City through a variety of programs including the Housing Choice Voucher Program.

County of Placer

1. Placer County Community Development Department – Planning Services Division-- Coordinates the housing programs and funding. Responsible for drafting the Placer County General Plan Housing Element as well as incentive program intended to encourage the development of new affordable housing units in the unincorporated areas.

2. Placer County Department of Health and Human Services – Behavioral Health Division-- Provides information regarding the needs of Placer County residents who have mental disabilities. Representatives of this division also participate in various Continuum of Care working groups.

Placer County Department of Health and Human Services – Public Health Division-- Provides information regarding the potential of lead-based paint hazards in the county.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Significant aspects of the Consolidated Plan development process included consultations with the Homeless Resource Council of the Sierras (HRCS), the Nevada-Placer Continuum of Care (CoC), Placer Collaborative Network (PCN), and the Placer Consortium on Homelessness (PCOH). Efforts to address the needs of homeless persons are described in greater detail later in this Plan.

The PCOH, a regional planning group of the HRCS, addresses the needs of all homeless subpopulations, including domestic violence victims, mental illness, substance abuse, HIV+/AIDS, veterans, and youth. Current and formerly homeless individuals attend PCOH meetings and are on the PCOH Board. Other representatives include members from the faith-based community, nonprofits, businesses, and City and County government. The consortium's 10-Year Homeless Action Plan and its annual submissions to HUD reflect the demographics, needs and available shelter, housing, and services in all three HUD entitlement jurisdictions in order to provide a cohesive shelter system throughout the County.

The Food Closet Collaborative coordinates the work of over 14 food closets in conjunction with the Placer County Food Bank.

A complete inventory of facilities and services provided throughout Placer County, including Roseville, is identified in the CoC federal application for assistance, which can be found on the City's website at http://www.roseville.ca.us/housing/homeless_information_n_referral.asp.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Homeless Resource Council of the Sierras (HRCS) Governance Board

The HRCS, the Nevada-Placer Continuum of Care (CoC), Governance Board works toward developing a continuum of services where the ultimate goal is to prevent and eradicate homelessness in Nevada and Placer counties. Efforts are aimed at permanent solutions, and the range of services is designed to meet the unique and complex needs of individuals who are currently experiencing homelessness or are at risk of becoming homeless. The Governance Board responds to and implements HUD's Policy and Program

Priorities. The Governance Board also oversees all planning processes, the regional planning groups, committees, and the CoC Program and Emergency Solutions Grants (ESG) application processes. Issues are framed at the board level; they are then considered by the three regional planning groups. Recommendations are sent back to the Governance Board, who makes the final decisions.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated**Identify any Agency Types not consulted and provide rationale for not consulting**

All groups were either consulted or invited to participate in the Plan process. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Resource Council of the Sierras (HRCS)	Serving the homeless community as the CoCs primary concern is addressing the basic needs of the homeless population.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In addition to the organizations listed in this section and in Attachment A, as previously stated, significant aspects of the Consolidated Plan development process included consultations with the CoC and its membership, which comprises both public and private nonprofit and for-profit entities, as well as private citizens. The Strategic Plan section of this Consolidated Plan includes a complete listing of the agencies that participate in the CoC.

Narrative (optional):

The February 25, 2015, public meeting was attended by City Housing staff, along with representatives of: KidsFirst, Homeless Resource Council of the Sierras, Advocates for Mentally Ill Housing, St. Vincent De Paul, Roseville Area Conference, and City staff.

The public meeting included a discussion of the Consolidated Plan and an overview of the Community Development Block Grant (CDBG) Program, including National Objectives, eligible CDBG activities, and limitations on CDBG expenditures. During the public meeting, the Consolidated Plan process and community needs were discussed. City staff requested the agencies to continue to provide any additional comments in writing during the development process. Applications for funding requests for the 2015/2016 Program Year were disseminated, along with the City's rating and ranking criteria for the applications.

Demo

In addition to the public meeting above, individual service providers were contacted and requested specific information relative to the needs of the various subpopulations. The agencies that assisted in contributing to the Consolidated Plan and attended the February 25, 2015, public meeting included those who represent homeless families, homeless individuals, victims of child abuse, the disabled, individuals with HIV/AIDS and their families, and seniors.

At the November 13, 2014 public workshop, the City also made available and requested participation in its 2015 Community Needs Survey to aid in identifying housing and community assistance needs in the City and assist in program development. The Community Needs Survey was made available online; a hard copy was also made available and distributed to the Placer Collaborative Network, the Placer Consortium on Homelessness, and City staff for comment. The results of the survey are reported in Attachment B.

The Roseville City Council reviews, conducts a public hearing, and approves the Consolidated Plan prior to submission to HUD. The City followed the requirements for citizen participation as outlined in the City of Roseville Citizen Participation Plan and as detailed above.

The draft Consolidated Plan was made available for public review and comment during a 30-day period, February 25, 2015 through March 26, 2015, and was adopted by the City Council at a public hearing on May 20, 2015.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Efforts to Broaden Public Participation

Public participation in the Consolidated Plan process is encouraged. In addition to publication of all public notices in The Roseville Press Tribune newspaper, notices of public meetings/hearings were also published in El Hispano, a Spanish newspaper. The City has made provisions to provide bilingual translators and signing or captioning services for the hearing impaired, if requested. The sites utilized for all public meetings/hearings are Americans with Disabilities Act (ADA) compliant and in proximity to public transportation. The City continually finds ways to distribute program and project information to groups that are underserved. Information is available in Spanish for many programs and activities. Both the AT&T Foreign Language Line and the TDD are utilized to ensure that information is available.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	None received.	None received.	Not applicable and no public comments were received.	http://www.roseville.ca.us/housing/community_development_block_grant_(cdbg).asp

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Plan provides a summary of the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

1. Housing Needs Assessment
2. Disproportionately Greater Need
3. Public Housing
4. Homeless Needs Assessment
5. Non-Homeless Needs Assessment
6. Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on the 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Consolidated Plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data in this section analyzes households with housing problems, those experiencing (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30% of household income for housing costs); and (4) severe cost burden (spending over 50% of household income for housing costs).

The following income categories are used throughout the Plan:

- Extremely low – households with income less than 30% of area median income (AMI)
- Very low – households with income between 30 and 50% of AMI
- Low – households with income between 51 and 80% of AMI
- Moderate – households with income between 81 and 120% of AMI
- Above moderate – households with income above 120% of AMI

Based on the data below, there are 116,613 people residing in Roseville comprising approximately 44,217 households. Of these households, approximately 27.2% are at or below 80% of AMI and considered “low income” per HUD regulations. According to the 2007–2011 American Community Survey 5-Year Estimates, 66.4% of households are owner-occupied and 33.6% are renter-occupied (ACS Demographic and Housing Estimates). Based on similar data (CHAS) analyzed as part of the City’s Housing Element, approximately 51.4% of Roseville households overpaid for housing. The percentage of overpaying households was split between homeowners (19.5% of overpaying households) and renters (31.9%). This data aligns with the data in the tables below in that the most prevalent housing problem among both renter and owner households is housing cost burden. Overcrowding for renters is also a housing problem, which reflects the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	79,927	116,613	46%
Households	30,790	44,217	44%
Median Income	\$57,367.00	\$75,245.00	31%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,980	3,639	5,430	4,130	28,030

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households	650	940	1,630	1,535	15,270
Large Family Households	145	379	514	245	2,915
Household contains at least one person 62-74 years of age	520	780	945	810	4,135
Household contains at least one person age 75 or older	710	830	1,120	595	2,250
Households with one or more children 6 years old or younger	330	705	794	694	4,735

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	130	10	65	10	215	0	0	20	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	25	115	25	165	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	230	145	25	540	4	15	10	4	33
Housing cost burden greater than 50% of income (and none of the above problems)	1,190	1,304	590	30	3,114	695	520	980	595	2,790
Housing cost burden greater than 30% of income (and none of the above problems)	60	685	1,310	720	2,775	170	325	470	665	1,630

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	155	0	0	0	155	105	0	0	0	105

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,460	1,569	915	85	4,029	700	535	1,010	600	2,845
Having none of four housing problems	370	720	1,885	1,615	4,590	190	815	1,620	1,830	4,455
Household has negative income, but none of the other housing problems	155	0	0	0	155	105	0	0	0	105

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	404	780	695	1,879	225	120	590	935
Large Related	140	189	255	584	4	150	124	278
Elderly	345	590	440	1,375	530	495	495	1,520

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	585	650	745	1,980	115	100	240	455
Total need by income	1,474	2,209	2,135	5,818	874	865	1,449	3,188

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	400	465	150	1,015	165	120	525	810
Large Related	140	19	40	199	4	135	124	263
Elderly	330	370	140	840	430	200	230	860
Other	545	475	320	1,340	100	80	105	285
Total need by income	1,415	1,329	650	3,394	699	535	984	2,218

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	140	200	235	50	625	4	15	10	4	33
Multiple, unrelated family households	0	50	25	0	75	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	140	250	260	50	700	4	15	10	4	33

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2007–2011 American Community Survey 5-Year Estimates, there were 44,217 households in Roseville, of which approximately 25.4% (11,244) were single-person households. Of the approximately 44,217 housing units, 10.8% of units were studios and one bedroom with almost 59.2% of housing units containing two or three bedrooms. Furthermore, data by household type showed that the majority of Placer County’s homeless population (78.5%) comprised of people in households without children (2013 Homeless Count). These sources indicate that the anticipated housing needs for single-person households in Roseville are affordable housing studio and one-bedroom units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

As of the writing of this Plan (November 2014), the Roseville Housing Authority (RHA) has 637 Housing Choice Vouchers, which include 10 HUD-VASH (Veterans Affairs Supportive Housing) vouchers. RHA also administers the vouchers for approximately 112 families in Rocklin.

According to RHA staff, approximately 69% of voucher households have disabilities (see NA&35 below). The percentage of current voucher households with disabilities makes evident the need for affordable housing for individuals with disabilities.

The following data further illustrates the need for affordable housing for persons with disabilities or victims of violent attacks, domestic violence, or abuse:

- Of the homeless population, 69% self-reported having experienced at least one HUD-eligible disabling condition. An estimated 203 homeless individuals (34.2% of the homeless population in 2013, sheltered and unsheltered) in Placer County have experienced severe mental illness (including chronic depression, post-traumatic stress disorder (PTSD), or another mental illness such as bipolar disorder or schizophrenia (2013 Homeless Count).
- Substance abuse is another important issue for the homeless population, with 34.2% reporting experiencing chronic substance abuse (2013 Homeless Count).

- Domestic violence is a primary cause of homelessness for women and families. Financial stress can make it more difficult for victims to leave violent situations. Placer County's shortage of affordable housing and the increase in the cost of basic needs create a problematic barrier for women who are trying to leave a violent home. An estimated 142 homeless individuals (24% of the homeless population in 2013, sheltered and unsheltered) in Placer County have experienced domestic violence.

What are the most common housing problems?

Based on the data in the tables in this section and similar data (CHAS) analyzed as part of the City's Housing Element, the most prevalent housing problem is housing cost burden. Approximately 51.4% of Roseville households overpaid for housing. The percentage of overpaying households was split between homeowners (19.5% of overpaying households) and renters (31.9%). Overcrowding for renters is also a housing problem, which reflects the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households.

Are any populations/household types more affected than others by these problems?

The data in the tables in this section indicates that small related households, both renters and owners, experience cost burden greater than 30% and 50% to a significantly greater degree, followed closely by other households among renters and the elderly among owners. Single-family renter households experience overcrowding to a significantly greater degree than other household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, which is the leading cause of homelessness in Placer County, according to the 2013 Homeless Count, coupled with a shortage of affordable housing, further increases the risk of homelessness for individuals and families with children in the extremely low-income group. A total of 594 homeless individuals were counted as part of Placer County's 2013 point-in-time count, the results of which are summarized in the Homeless Count, of which 59.3% were unsheltered. Because of the severe shortage of emergency shelter for households that are already homeless, the Homeless Resource Council of the Sierras (HRCS) has focused its homeless prevention resources on diverting households that are at the most imminent risk of homelessness from entering the homeless services system. Prevention providers have agreed

that their common aim is to stabilize such households and improve their housing stability to avoid future housing crisis. The Consortium's standards define those most at risk of homelessness as those meeting the federal definition of homelessness:

1. People at imminent risk of homelessness (with less than 14 days to vacate housing or an institutional setting) that lack resources to resolve their housing crisis;
2. People who would be considered homeless under definitions used by the federal Department of Education such as unaccompanied youth or families with children who have not had a legal tenancy in permanent housing and experienced persistent instability (e.g., two or more moves) in the 60 days prior to the homeless assistance application, and who lack resources to resolve their housing crisis; or
3. People who are fleeing (or attempting to flee) domestic violence, who lack resources to resolve their housing crisis.

Rapid re-housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing. It is also a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income.

With funding from the Emergency Solutions Grants (ESG) program, The Gathering Inn, a nomadic emergency housing program offering overnight housing at varied churches in Placer County, provides support for individuals and families in need of housing. Assistance may include short- or medium-term rental assistance and stabilization services, including mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. Guests must be Placer County residents and have sustainable income to qualify. Funding is limited by the Emergency Solutions Grants—first come, first served.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Data on Placer County's homeless population is tracked through the Homeless Management Information System (HMIS), a federally mandated online data system for all dedicated homeless, prevention, and housing programs that receive CoC funding. The HMIS collects data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

The HRCS utilizes HUD's official definition of homelessness, including the at-risk definition, as required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), which definition was updated on December 5, 2012. The criteria for defining at risk of homelessness are as follows:

Category 1 – Individuals and Families

An individual or family who:

1. Has an annual income below 30% of median family income for the area; AND
2. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless definition”; AND
3. Meets one of the following conditions:
 1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; OR
 2. Is living in the home of another because of economic hardship; OR
 3. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 4. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals; OR
 5. Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
 6. Is exiting a publicly funded institution or system of care; OR
 7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Consolidated Plan.

Category 2 – Unaccompanied Children and Youth

A child or youth who does not qualify as homeless under the homeless definition but qualifies as homeless under another federal statute.

Category 3 – Families with Children and Youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act, as amended by the HEARTH Act of 2009 and the parent(s) or guardian(s) or that child or youth if living with him or her.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by job loss and high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The four housing problems are (1) lacking a complete kitchen; (2) lacking complete plumbing facilities; (3) more than one person per room; and (4) cost burden greater than 30%.

In this section, Housing Problems, four groups experience a disproportionate housing need throughout the income spectrum: American Indian/Alaska Natives, Asian, Black/African Americans, and Hispanics at the 0–30% of AMI range; Asians, American Indian/Alaska Natives, and Pacific Islanders at the 30–50% of AMI range; Black/African Americans and American Indian/Alaska Natives at the 50–80% of AMI range; and Asians at the 80–100% of AMI range.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,540	340	44
White	1,930	310	44
Black / African American	45	0	0
Asian	75	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	445	15	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,710	730	0
White	1,790	535	0
Black / African American	40	25	0
Asian	175	20	0
American Indian, Alaska Native	15	0	0
Pacific Islander	45	0	0
Hispanic	625	150	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,510	2,360	0
White	2,690	1,830	0
Black / African American	100	0	0
Asian	155	175	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	475	340	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,010	2,630	0
White	1,510	2,100	0
Black / African American	0	0	0
Asian	160	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	385	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion**O–30% of AMI Range**

- With the exception of Whites, all households in this range experience a housing problem above that of the jurisdiction as a whole at 86.7% with the small population of Black/African Americans, Asians, and American Indian/Alaska Natives being the only groups in this income range experiencing a disproportionate need at 100% (though this group's population is relatively small compared to the total population in this income range). Hispanics follow with 96.7% of households experiencing a housing problem. Pacific Islanders (reporting zero households) do not have a need in this income range. The need is the greatest for this income group as a whole at 86.7% compared to the other income ranges: 30–50% of AMI (78.8%), 50–80% of AMI (59.8%), and 80–100% of AMI (43.3%), which strongly indicates that this income group needs better access to safe, decent, and affordable housing.

30–50% of AMI Range

- Pacific Islanders (45 households) and American Indian/Alaska Natives (15 households) have the greatest need with 100% of households experiencing a housing problem (though the population of these groups is relatively small compared to the total population in this income range). Asians follow with 89.7% of households experiencing a housing problem. Pacific Islanders (reporting zero households) do not have a need in this income range.

50–80% of AMI Range

- American Indian/Alaska Natives and Black/African Americans have the greatest need at 100% of households experiencing a housing problem. Pacific Islanders (reporting zero households) do not have a need in this income range.

80–100% of AMI Range

- Asians are the only group in this income range experiencing a disproportionate need at 64% of households. American Indian/Alaska Natives, Black/African Americans, and Pacific Islanders (all reporting zero households) do not have a need in this income range.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four severe housing problems are (1) lacks complete kitchen facilities; (2) lacks complete plumbing facilities; (3) more than 1.5 persons per room; and (4) cost burden over 50%.

In this section, Severe Housing Problems, five groups experience severe housing problems throughout the income spectrum: at the 0–30% of AMI range, Asians, American Indian/Alaska Natives, Black/African Americans, and Hispanics experience a disproportionate housing need; at the 30–50% of AMI range, American Indian/Alaska Natives, Pacific Islanders, and Asians experience a need greater than the jurisdiction as a whole; at the 50–80% of AMI range, Black/African Americans and American Indian/Alaska Natives experience a disproportionate housing need; and at the 80–100% of AMI range, Asians experience a disproportionate housing need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,320	560	44
White	1,790	455	44
Black / African American	45	0	0
Asian	75	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	365	95	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,640	1,795	0
White	1,135	1,190	0
Black / African American	40	25	0
Asian	65	130	0
American Indian, Alaska Native	15	0	0
Pacific Islander	45	0	0
Hispanic	325	450	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,595	4,275	0
White	1,205	3,315	0
Black / African American	90	10	0
Asian	90	240	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	195	615	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	805	3,840	0
White	515	3,090	0
Black / African American	0	0	0
Asian	105	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	470	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion**0–30% of AMI Range**

- Black/African Americans, Asians, and American Indian/Alaska Natives in this range experienced a 100% disproportionate severe housing need above that of the jurisdiction as a whole at 79.3%. The need is the greatest for this income group as a whole at 79.3% compared to the other income ranges: 30–50% of AMI (47.7%), 50–80% of AMI (27.1%), and 80–100% of AMI (17.3%), which strongly indicates that this income group needs better access to safe, decent, and affordable housing.

30–50% of AMI Range

- American Indian/Alaska Natives and Pacific Islanders experienced a 100% disproportionate need, followed by Black/African Americans (61.5%) above the jurisdiction as a whole at 47.7%. Whites (48.8%) have a slight need above that of the jurisdiction, and Asians (33.35%) have a need below the jurisdiction need in this income range.

50–80% of AMI Range

Demo

- Black/African Americans and American Indian/Alaska Natives (both 100%) experience a disproportionate need above that of the jurisdiction as a whole at 27.1%. Pacific Islanders (reporting zero households) do not have a need in this income range.

80–100% of AMI Range

- Asians at 42.9% experience a disproportionate need above that of the jurisdiction as a whole at 17.3%. Black/African Americans, American Indian/Alaska Natives, and Pacific Islanders (all reporting zero households) do not have a need in this income range.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This table displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (housing cost to income ratio is less than 30%), cost burden (housing cost to income ratio between 30 and 50%), severe cost burden (housing cost burden more than 50%), and no/negative income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	24,695	9,925	6,485	64
White	20,125	7,525	4,960	64
Black / African American	300	190	155	0
Asian	1,435	705	355	0
American Indian, Alaska Native	80	50	45	0
Pacific Islander	0	15	45	0
Hispanic	2,425	1,190	830	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Less than 30% Field:

- 61.6% of Whites had a cost burden less than 30%, followed in order by Asians (57.5%), Hispanics (54.6%), Black/African Americans (46.5%), American Indian/Alaska Natives (45.7%), and Pacific Islanders (less than 1%).

30–50% Field:

- Black/African Americans (29.5%) and American Indian/Alaska Natives (28.6%) had a cost burden between 30 and 50% followed by Asians (28.3%), Hispanics (26.8%), Pacific Islanders (25%), and Whites (23%).

Greater than 50% Field:

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- American Indian/Alaska Natives (25.7%) had the greatest burden, followed by Black/African American (24%), Hispanics (18.7%), Whites (15.2%), Asians (14.2%), and Pacific Islanders (0.75%).

No/Negative Income field:

- Whites (0.2%) and Hispanics (0.2%) were cost burdened, while Black/African Americans, Asians, American Indian/Alaska Natives, and Pacific Islanders were not cost burdened (all reporting zero households). The population numbers in this field are quite small in comparison to the overall population figures.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Review of the housing needs of Roseville's racial and ethnic groups revealed that each group has housing problems, with five groups experiencing a disproportionate housing need throughout the income spectrum. At the 0–30% of AMI range, Black/African Americans, Asians, and American Indian/Alaska Natives experience the greatest need, followed in order by Hispanics. At the 30–50% of AMI range, Pacific Islanders and American Indian/Alaska Natives experience the greatest need, followed by Asians and Hispanics. At the 50–80% of AMI range, Black/African Americans and American Indian/Alaska Natives experience the greatest need, followed by Hispanics. At the 80–100% of AMI range, Asians are the only group experiencing a disproportionate need.

While the rate (percentage) at which Pacific Islanders, American Indian/Alaska Natives, and Black/African Americans experience housing needs is greater than Hispanics in three out of the four income categories, the population of these groups (Pacific Islanders, American Indian/Alaska Natives, and Black/African Americans) is relatively small compared to the total population, resulting in more Hispanics experiencing housing problems. For example, in the 0–30% of AMI range (Housing Problems section), Black/African Americans (45 households), Asians (75 households), and American Indian/Alaska Natives (30 households) report a housing problem, compared to 96.7% of Hispanics (365 households).

If they have needs not identified above, what are those needs?

According to the data supplied by HUD in the development of this Plan, the needs have been identified in this section of the Plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Though demographic data illustrate that there is some level of concentration of the smaller populations of Pacific Islanders (0.3% of the total population), Black/African Americans (1.7% of the total population), American Indian/Alaska Natives (0.5% of the total population), and Asians (8.4 % of the total population) in areas of the City, Hispanics (15.1% of the total population) are concentrated in a larger percentage in the City overall.

(2007–2011 American Community Survey 5-Year Estimates Demographic and Housing Estimates; CPD Maps)

NA-35 Public Housing – 91.205(b)

Introduction

The Roseville Housing Authority's (RHA) mission is to ensure adequate, decent, safe, and sanitary housing for qualified people in Roseville consistent with federal, state, and local law. The RHA also administers the Housing Choice Voucher Program for the City of Rocklin. The City of Roseville does not own or operate public housing units. As of the writing of this Plan (November 2014), the RHA has 637 Housing Choice Vouchers, which include 10 HUD-VASH (Veterans Affairs Supportive Housing) vouchers, and administers the vouchers for approximately 112 families exercising portability from Rocklin. The RHA has exhausted its current waiting list and opened the list from February 2 – 6, 2015.

The data in the tables below, which was supplied by HUD, rather than the current data as of the writing of this Plan (November 2014), is utilized for discussion purposes of this Consolidated Plan.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	606	0	596	0	0	10

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,111	0	14,037	0	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	1	0	1	0	0
# Homeless at admission	0	0	0	1	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	252	0	251	0	0
# of Disabled Families	0	0	0	214	0	205	0	0
# of Families requesting accessibility features	0	0	0	606	0	596	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	514	0	505	0	0	9
Black/African American	0	0	0	67	0	66	0	0	1
Asian	0	0	0	13	0	13	0	0	0
American Indian/Alaska Native	0	0	0	10	0	10	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	59	0	59	0	0	0
Not Hispanic	0	0	0	547	0	537	0	0	10
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Roseville Housing Authority (RHA) does not own or operate any public housing units; however, in its Housing Choice Voucher (HCV) program, the RHA acts in accordance with federal regulations as they relate to persons with disabilities, up to and including a fair, thorough, and accessible reasonable accommodations request process. Private owners participating in the voucher program are expected to understand and comply with all federal, state, and local laws as they relate to nondiscrimination and accessibility for persons with disabilities.

The HCV program is just beginning to collect information regarding disabilities from its waiting list and anticipates having this data available in the future. The HUD data provided indicates that 35% of voucher holders are disabled households, which may suggest that some of these households require accessible units or modifications.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

To qualify for the HCV program, applicants must be at or below 50% of AMI. A majority of new admissions to the HCV program are families at or below 30% of AMI. Families at this income level have difficulty meeting their basic needs even with the assistance of the voucher program. The RHA staff is well versed in available resources and frequently refers voucher holders to other community organizations. In addition, the RHA offers the Family Self-Sufficiency (FSS) program to help voucher holders augment their education, find employment, build assets, and achieve economic independence.

How do these needs compare to the housing needs of the population at large

Data on disabilities was taken solely from the 2009–2011 ACS 3-Year Estimates because the 2007–2011 ACS 5-Year Estimates do not enumerate disability. According to the 2009–2011 ACS 3-Year Estimates, 8% of the population age 18 to 64 (9,523 individuals) who lived in Roseville reported a disability. The percentage of disabled voucher holders, out of the total voucher holders, is 35%.

While 15% of the total households in Roseville are classified as low-income, which includes the extremely low-income category, the average annual income of 100% of voucher holders is less than 30% of AMI. In general, the race and ethnicity of voucher holders is comparable to the jurisdiction, with some variations between data sources. The rate of voucher households that identified as Black or African American was higher than the jurisdiction (11% versus 2%), while a smaller percentage of voucher holders identified as Hispanic or Latino (9.7% versus 14.6 %). For the jurisdiction as a whole, 51.4% of households experience housing cost burden greater than 30% of their household income and are in need of affordable housing.

Demo

Whereas there are differences in the demographics among voucher holders and the population at large, the need for affordable housing exists among both groups, especially for those extremely low-income cost-burdened households without vouchers.

Discussion

N/A.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The data in the table below, Homeless Survey Summary, comes from Placer County's 2013 point-in-time-count, the results of which are summarized in the Homeless Count. The Homeless Count collected data on both the sheltered and unsheltered population in Placer County on January 23, 2013, and reported the number of persons experiencing homelessness on one night. Data was also taken from Placer County's Homeless Information and Management System (HMIS), provided by the HRCS, which reports people experiencing homelessness over the course of one year between January 1, 2013, and December 31, 2013. In January 2013, 594 homeless people were counted, all of them meeting the narrowest federal definition of homelessness—sleeping in a place not fit for human habitation or in emergency or transitional housing for homeless people.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	111	17	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	131	335	0	0	0	0
Chronically Homeless Individuals	23	115	0	0	0	0
Chronically Homeless Families	0	7	0	0	0	0
Veterans	17	45	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Demo

Data Source Comments: No data available for yearly estimates; however, could get length of time in emergency and transitional housing programs.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

See below.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

During the 2013 sheltered/unsheltered count, HUD did not require the Nevada-Placer CoC to collect race/ethnicity info. During the 2014 sheltered count, the CoC was required to collect race/ethnicity information. Therefore, in order to discuss unsheltered information, the 2013 data was used. In order to discuss race/ethnicity data, the 2014 data was used. According to the 2014 homeless count, of the 145 sheltered homeless persons, 92.4% of the Countys homeless population is White/Caucasian, 13.7% is Hispanic/Latino, 2% is Black/African American, 0.68% is American Indian/Alaska Native, 0.68% is Asian/Pacific Islander, and 4.1% is Other/Multi-Ethnic.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the findings of the 2013 homeless count:

- There were 47 households with at least one adult and one child, with a total of 128 persons. Of these, 87% were living in emergency or transitional housing and 13% were unsheltered.
- 7 families (14 family members) were chronically homeless, 100% unsheltered.
- 62 veterans were homeless, 73% of those were unsheltered. There were slight differences between the households with at least one adult and one child and households without children:

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Surveys collected as part of the 2013 homeless count show the following:

- In comparison to the overall Placer County population, there are no major differences. The homeless population was slightly more White and had fewer Asians.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 594 homeless individuals counted as part of the 2013 homeless count, 59% were unsheltered. Data by household type showed that the majority (79%) of the homeless population was composed of people in households without children.

Discussion:

The Gathering Inn's website address can be accessed for additional data: <http://www.thegatheringinn.com>.

While The Gathering Inn serves all of Placer County, the majority of persons/families are from Roseville.

Amendment #1 - On March 19, 2020, California Governor Gavin Newsome issued a stay at home order in response to the novel coronavirus known as COVID-19. All residents are ordered to remain in their place of residence except to access necessities such as food or healthcare, or in the conduct of essential services. As of April 20, 2020, there is no projected ending date for this order. On March 20, 2020, Placer County Health Officer Dr. Aimee Sisson issued a directive for residents to remain at home except to engage in essential activities. The County order is currently in effect through May 1, 2020. It is anticipated that even when the stay at home orders are rescinded, there will be a need for persons in high risk health groups, those exposed to the COVID-19 virus and persons infected will need to remain in isolation or quarantine. There is a need for temporary lodging for homeless persons to allow them to remain in isolation or quarantine. The Placer County Department of Health and Human Services is coordinating with the Governor's Project Roomkey program to provide motel rooms and/or mobile homes for this purpose. There is also a need for meal delivery to persons who are in isolation, quarantine or otherwise unable to obtain food due to the COVID-19 pandemic.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Roseville 2025 General Plan, adopted in 2010, provides an outline of the City's public facility needs, specifically the Public Facilities, Parks and Recreation, and Open Space and Conservation elements, which include parks and recreation, public schools, police services, fire protection, water supply and conservation, sewer and solid waste, and storm water management. The following public facilities goals and policies are relevant to this section of the Plan:

- Provide recreational facilities and parks for all sectors of the community.
- Ensure adequate funding for recreation and parks improvement and maintenance.
- Provide superior educational opportunities for children and all members of the community.
- Provide library facilities necessary to meet the needs of the community.
- Provide fire and police services that ensure the safety of the community.

How were these needs determined?

For the General Plan, these needs were determined through a variety of public participation efforts, including numerous neighborhood meetings, and team workshops with significant input from the City Council, the Planning Commission, and advanced planning staff from the City's Planning Division. On an ongoing basis, the City seeks public input on public facility needs through public hearings and community meetings.

Additionally, a community meeting was held to solicit input on this Plan, including the City's non-housing community development needs as described in the Process (consultation and citizen participation) section of this Plan. While the City has typically prioritized its limited CDBG resources for its Public Services Program (discussed in greater detail below), CDBG funds have been used for other public facilities projects. Accordingly, the City's Economic Development Department, the City department responsible for administration of CDBG funds, will continue to consult with other City departments to assess non-housing community development needs.

Describe the jurisdiction's need for Public Improvements:

The City's public improvement needs are also outlined in its General Plan, specifically the Public Facilities Element (noted above), which focuses on civic and community facilities, schools, electric/private owned utilities, water system, wastewater and recycled water systems, solid waste, source reduction and recycling, water and energy conservation, and extension of City services. The following public facilities goals and policies are relevant to this section of the Plan:

- Cluster and connect community facilities in neighborhood centers, including parks, libraries, and community centers.
- Provide library services and locate library facilities to adequately serve all City residents.
- The City and the school districts enjoy a mutually beneficial arrangement in the joint use of school and public facilities, and joint-use facilities will be encouraged.
- Maintain a municipal electric utility that provides an efficient, economical, and reliable electric system.
- Maintain a water system that adequately serves the existing community and planned growth levels, ensuring the ability to meet projected water demand and to provide needed improvements, repairs, and replacements in a timely manner.
- Participate in a cooperative regional approach to wastewater treatment and discharge in order to maintain a system that adequately services planned growth within the City.
- Provide a healthy, safe, and economical system for solid waste collection and disposal.
- Balance conservation efforts with water and energy supplies for the maximum benefit of Roseville's residents.

How were these needs determined?

For the General Plan and this Plan, the needs determination is discussed in the previous section on Public Facilities. On an ongoing basis, the City seeks public improvement needs through public hearings and community meetings.

While the City has typically prioritized its limited CDBG resources for its Public Services Program (discussed in greater detail below), the Economic Development Department actively seeks additional funding opportunities and will continue to collaborate with other City departments to determine community needs and the availability of funding to address those needs.

Describe the jurisdiction's need for Public Services:

The City believes the greatest obstacle to meeting the underserved needs of the special needs populations is a lack of financial resources. Senior and victims of domestic violence programs are particularly in need of funding in the City; as a result, during 2014 the City provided direct funding for the following activities that addressed these priority special needs populations:

- The City provided CDBG funding to St. Vincent De Paul to assist with the continued demand for the BAGS Program, which provides grocery delivery for homebound low-income Roseville seniors and disabled persons.
- The City provided funding to Stand Up Placer for the Roseville Victims' Services Project. The objectives of the program are (1) assess the victims' immediate safety and shelter needs and help them determine their next steps; (2) provide legal/victim services advocacy including

assistance with temporary restraining order; and (3) provide victims and their minor children with therapy services to help them process their trauma.

- The City set aside CDBG funding to Seniors First for the SeniorLink Information and Referral Program. This program is in direct line with their goal to connect individuals to local providers that offer programs, services, and resources for older adults and their caregivers. Their main objective is to provide information, assistance, and resources that empower seniors to make informed decisions.

Other federal, state, and local resources, including funds from charitable organizations and private donations, are also available to service providers to assist special needs populations.

How were these needs determined?

A community meeting was held to solicit input on this Plan, including the City's non-housing community development needs, as described in the Process (consultation and citizen participation) section of this Plan. Additionally, on an annual basis, as part of the Action Plan process, the City's Housing Division hosts a public priority setting meeting for use of its CDBG funds (15% of which are dedicated to Public Services). A memorandum is provided to the City Council outlining the priorities that align with City Council goals and CDBG regulations. Additionally, information is sent to nonprofit organizations regarding the funding and application process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Plan is to provide a clear picture of the environment in which the City will administer its CDBG program over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data developed by the Census Bureau for HUD based on 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Based on the data below, there are 44,217 households in Roseville and 47,370 housing units; approximately 66% of these units are owner-occupied and 34% are renter-occupied. With regard to population and local housing supply, the 2010 Census, the California Department of Finance, and the 2013 Housing Element report the following:

- The population grew from 118,788 in 2010 to 124,673 in 2013, an increase of approximately 5%.
- The housing supply increased by approximately 4.4% (2,089 units) from 2010 to 2013
- The percentage of owner-occupied households decreased slightly from 66% in 2010 to 64.2% in 2010.
- Roseville's overall housing vacancy rate was 5.6% in 2013.

The 2013 Annual Housing Element Progress Report for Roseville provides information on the types of development occurring throughout the City. The City issued 526 residential building permits in 2013; of the permits issued, all 526 were for single-family dwellings. There was a decrease in residential permitting from 2012 when 663 permits were issued for residential dwellings (all single-family residences) to 526 permits in 2013 (all single-family residences).

As noted in the 2013 Housing Element, the City of Roseville adopted a 10% Affordable Housing Goal (AHG) in 1988. The 10% AHG has been retained and implemented through the General Plan (as amended) and several Housing Element updates. Since its adoption 20 years ago, the 10% AHG has proven to be an effective tool in the production of rental and purchase housing affordable to very low-, low-, and middle-income households. The 10% AHG is not meant as a maximum goal to the development of affordable housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	34,275	72%
1-unit, attached structure	1,418	3%
2-4 units	2,955	6%
5-19 units	4,628	10%
20 or more units	3,664	8%
Mobile Home, boat, RV, van, etc	430	1%
Total	47,370	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	41	0%	392	3%
1 bedroom	282	1%	4,012	27%
2 bedrooms	4,094	14%	5,675	38%
3 or more bedrooms	24,937	85%	4,784	32%
Total	29,354	100%	14,863	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City has sponsored or assisted in the development of approximately 1,800 rental units affordable to extremely low-income, very low-income, low-income, and moderate-income households, including 940 multi-family units and 860 senior units. These units were developed using a variety of federal, state, and local funding sources and programs.

The City strives to direct the majority of its available resources to the development of new affordable rental units. When prioritizing the income levels to be assisted by the new housing units, the City uses the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Allocation (RHNA) as a gauge. Based on the RHNA for 2013–2021, the total projected housing need is 8,478 units (or 997 average annual need) broken down by income category as follows: 1,134 extremely low, 1,134 very low, 1,590 low, 1,577 moderate, and 3,043 above moderate.

The City's ability to respond to increasingly difficult housing situations, as outlined in the Needs Assessment, is currently constrained by reductions to both state and federal programs and to local resources, specifically the loss of tax increment funding with the dissolution of statewide redevelopment agencies. Consequently, the City has targeted its housing resources, including CDBG and HOME funds if awarded, for the creation and preservation of affordable rental units and will probably continue to do so unless other funding opportunities arise. Between 2015 and 2019, the City hopes to develop or preserve as many affordable housing units as feasible given limited financial resources and present market conditions. For example, the City's First Time Homebuyer Down Payment Assistance Program, targeted to low-income households, expects to assist 20 households during the Housing Element's eight-year planning period.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City's Housing and Planning Divisions maintain a comprehensive inventory of affordable housing developments in the City, which is updated on a regular basis. From this inventory, the City monitors projects with expiring affordability contracts, such as expiration of Section 8 contracts, and is engaged in ongoing communications with the management or owners of these at-risk properties.

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation. There are no agreements in Roseville that will expire during the 10-year time frame. The City will continue the practice of using Affordable Purchase/Rental Housing Agreements to secure the affordability of housing on a long-term basis. These agreements will maintain affordability for approximately 700 units during the Housing Element's eight-year planning period.

Does the availability of housing units meet the needs of the population?

The vast majority of units (72%) are single-family detached residences, with 24% primarily in multi-unit structures (Table 26 above). Table 27 above identifies 11% of studios and one bedroom units, with 89% of the housing units containing two or more bedrooms. The limited number of studio and one-bedroom units restricts housing options for smaller households. While the data does not provide information on units with four or more units, as identified in the Needs Assessment, overcrowding for renters is an issue that suggests a shortage of affordable housing for larger households. The City recognizes that lower-income large families need rentals with a greater number of bedrooms (2013 Housing Element).

Describe the need for specific types of housing:

The data in this section and the Needs Assessment points to a need for housing units for both smaller and larger households, including studio and one-bedroom units, and units with four or more bedrooms. Given that 51.4% of all households in Roseville are overpaying for their housing, expanding the supply of affordable housing for lower-income households is a high priority goal for the City. The need is further substantiated by wait lists that have been exhausted by the Roseville Housing Authority for its Housing Choice Voucher Program. Data on both voucher holders and the homeless population, discussed in greater detail in the Needs Assessment, shows that these groups have a higher rate of persons with disabilities compared to the overall population, which translates to a need for affordable supportive housing.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Based on data in this section of the Plan, median home values increased 85% from 2000 to 2011, followed by a 53% increase to median contract rents during the same time period. January 2013 data from the California Department of Finance showed Roseville's vacancy rate at 5.6% for all unit types. Lower vacancy rates can cause higher rents and sales prices as has been evidenced by the housing market in Roseville, presenting challenges for both renters and owners. According to the Roseville Housing Authority staff who administers the Housing Choice Voucher Program, voucher holders are having an increasingly difficult time finding available rentals, especially those that meet the program's payment standards. As a result of market conditions, the City will continue to focus its housing-dedicated resources to the production and preservation of affordable rental housing using the RHNA (discussed in MA-10) as a gauge for establishing priority.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	192,300	356,500	85%
Median Contract Rent	716	1,097	53%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	692	4.7%
\$500-999	5,609	37.7%
\$1,000-1,499	5,446	36.6%
\$1,500-1,999	2,329	15.7%
\$2,000 or more	787	5.3%
Total	14,863	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	330	No Data
50% HAMFI	760	80
80% HAMFI	4,730	660
100% HAMFI	No Data	2,160

% Units affordable to Households earning	Renter	Owner
Total	5,820	2,900

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

While approximately 27% of Roseville households, both renter and owner, are low-income (at or below 80% of AMI; see Needs Assessment) only 15% of housing units (based on a total of 44,217 units) are affordable to these households. Table 31 illustrates that a majority of these units are affordable to households earning 80% of AMI, followed by households at 50% (very low-income) and 30% (extremely low-income) of AMI.

Data from the 2013 Housing Element indicates that homeownership opportunities are limited to moderate-income households: based on the 2013 median income, only households in the above moderate-income category, making more than \$91,300 annually, could afford a home at the citywide median price in Roseville. An analysis of market rents shows that some affordable options may be available for very low- and low-income renters, and the rental market is generally affordable for households earning moderate incomes. However, lower-income families may be limited to smaller units that result in overcrowded living conditions.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a challenge for both renters and owners. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. As a result of these challenges, the City prioritizes its limited resources for affordable rental housing.

According to a housing unit rental survey conducted in October 2012, the median monthly rental price in Roseville is \$935 for a one-bedroom, \$1,225 for a two-bedroom, \$1,610 for a three-bedroom, and \$1,200 for a four-bedroom housing unit. According to a review prepared by www.realtor.com, the rental prices in 2014 have not changed dramatically since the 2012 survey, which means the rental market continues to provide a challenge for renters.

Forced sales and foreclosures have forced many homeowners into the rental market, further stressing an already tight market. This increase in renter households has contributed to low rental vacancy rates and increased rental prices in the City.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on the data tables in this section, the area's median contract rent (\$1,097 in 2011) is within the range of the average and median HOME rents/fair market rents (\$961 and \$1,224, respectively). Utilizing current market data, as provided by www.realtor.com above, the average apartment rent of \$1,477 is higher than the 2013 HOME Program rents (which are the same as tables above). This data supports the City's strategy to produce or preserve affordable housing, per CPD guidance.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on the data in this section, 41% (18,335 households) of both owner-occupied and renter-occupied households have one or more of the following housing conditions: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. Renter-occupied households have the highest rate of housing conditions at 51%, while 63% of owner-occupied households have none of the housing conditions. With regard to the age and condition of the housing stock, the majority of Roseville's housing units were built between 1980 and 1999 (46%), followed by 2000 or later (32%), between 1950 and 1979 (18%), and before 1950 (4%). Older units are generally in greater need of repair, including possible lead-based paint remediation: 22% of both owner-occupied and renter-occupied units were built before 1980. Approximately 14% of units built before 1980 have children present; these units pose the greatest risk of lead poisoning.

Definitions

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: "Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building."

The City conducts general code compliance citywide through the Building Division of the Department of Development Services. Code compliance is complaint-based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,688	36%	6,796	46%
With two selected Conditions	99	0%	741	5%
With three selected Conditions	0	0%	11	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	18,567	63%	7,315	49%
Total	29,354	99%	14,863	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,552	33%	4,670	31%
1980-1999	13,869	47%	6,308	42%
1950-1979	4,912	17%	2,858	19%
Before 1950	1,021	3%	1,027	7%
Total	29,354	100%	14,863	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,933	20%	3,885	26%
Housing Units build before 1980 with children present	3,849	13%	2,140	14%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

As Roseville's ownership and rental housing ages, there is and will be a growing need to rehabilitate these units, especially for lower-income families. The City's ongoing strategy has been to use its Community Development Block Grant funds to address the needs of its older, low-income neighborhoods. One of the City's goals is to maintain the existing affordable housing stock.

The City continues to look for opportunities to provide rehabilitation loans to its residents, especially given the demand. Staff regularly receives calls from residents in need of a loan to make necessary repairs to their homes. The City continues to offer an Owner-Occupied Housing Rehabilitation Program and an Exterior Paint Program as a means of preserving the current housing stock affordable to low-

income households. During the 2014 program year, the City worked toward the goal of assisting ten households through the Owner-Occupied Housing Rehabilitation Program and five households through the Exterior Paint Program. In addition, the City sets aside CDBG funding for the Handyperson Program administered by Senior First. The Handyperson Program targets low-income seniors and disabled homeowners in need of minor home repairs. The City has the goal of assisting 150 low-income Roseville senior and disabled households during upcoming program year.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As part of the inspection process for the Housing Rehabilitation, Section 8 Housing Choice Voucher, and First-Time Homebuyer programs, the City will continue to inspect for the potential presence of lead-based paint and the potential hazard such paint may pose to occupants of the residence. If the inspection reveals that a potential hazard exists, the City will require the mitigation or removal of the lead-based paint hazard in accordance with HUD guidelines.

Based on the demographic data provided for in this Plan, approximately 27.2% of Roseville households (12,049 of 44,217), both renter and owner, are low-income (at or below 80% of AMI; see Needs Assessment). Applying this percentage to the total number of units built before 1980 (9,818) results in an estimated 2,670 units that may contain lead-based paint hazards occupied by low-income families.

The City has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Section 8 Housing Choice Voucher Program, borrowers/occupants of the Housing Rehabilitation Loan Program, and first time homebuyers who use other federal or state funds, warning them of the hazards of lead-based paint. Additionally, all rental units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint hazards.

Discussion

As reported in the 2013 Housing Element:

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

According to the 2010 Census, the City of Roseville had a rental vacancy rate of 6.8% and an ownership vacancy rate of 2.3%. Both of these rates fall slightly above the “optimum” rate as discussed previously.

January 2013 data from the California Department of Finance showed Roseville's vacancy rate at 5.6% for all unit types.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Roseville Housing Authority (RHA) does not own or operate any public housing units. The units subsidized by the HCV program must pass an annual Housing Quality Standards (HQS) inspection in addition to a HQS inspection prior to move-in to the assisted unit. The RHA educates voucher holders at the HCV briefings about HQS information, offers suggestions on how to talk to potential landlords about the voucher program, and encourages participants to know their rights as tenants. All of these efforts help ensure that voucher holders occupying private rental units are living in safe and decent conditions.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				637			0	0	132
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Typically, HQS inspection failures in the HCV program are due to minor maintenance issues that are repaired in 30 days or less following the failed inspection. The RHA takes a proactive approach in working with property owners and managers on safety and habitability issues, such as sharing information on new requirements regarding carbon monoxide detectors.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In addition to ensuring safety and habitability through HQS compliance and other efforts, such as requirements for carbon monoxide detectors, the HCV program provides notices to landlords and tenants warning them of the hazards of lead-based paint.

Although the HCV program primarily serves extremely low- and very low-income families, the RHA provides information to the general public about quality affordable housing developments, along with referrals to fair housing and local building code enforcement departments to assist families in improving their living environments.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City actively participates in the Homeless Resource Council of the Sierras (HRCS), which is a regional planning group of the Nevada-Placer Continuum of Care (CoC), to develop and implement the 10-Year Homeless Action Plan. The CoC annually documents the demographics, needs, and available shelter, housing, and services in order to provide a cohesive shelter system throughout the County. As previously stated in the Needs Assessment section of this Plan, homelessness is viewed as a countywide issue; therefore, data presented in this section is based on statistics for the entire region rather than for Roseville alone. The data in table below was provided by the CoC as of January 31, 2014.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	39	0	151	50	0
Households with Only Adults	76	0	27	140	0
Chronically Homeless Households	0	0	0	57	0
Veterans	0	0	0	49	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Intake, Referral, Coordinated Assessment

Most housing and social services agencies screen for needs and make referrals to programs. However, several agencies provide intensive assessment and referral services/information so that people can access mainstream services. These include:

1. The Gateway, a program of The Gathering Inn
2. The Welcome Center
3. The Cirby Clubhouse
4. Stand Up Placer (for victims/survivors of domestic violence)
5. The Placer Food Closet Collaborative publishes a matrix of food closets quarterly, with indicators for those providing showers, clothing, etc.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Records show that the homeless in CoC programs generally have many challenges. For instance, in an analysis of two permanent supportive housing programs, data showed 16% were chronically homeless. Disabling conditions included the following: 86 had mental illness, 35 had an alcohol issue, 29 experienced drug abuse, 5 had chronic health conditions, 4 had HIV/AIDS, and 3 had a physical disability.

However, Placer County does not have large numbers of the identified subpopulations, so it does not necessarily make sense to develop special programs for each subpopulation although several specialized programs are available.

Chronically Homeless

- All of the CoC-funded permanent supportive housing programs have increased the number of chronically homeless beds and/or agreed to target all openings to the chronically homeless.
- The Placer County HHS Adult System of Care and the Placer County Sheriff's Department have an outreach team to engage the chronically homeless and match them with resources.
- The HUD-VASH vouchers are targeted to veterans who are chronically homeless individuals and families.

Families with Children

- Many of the housing programs are either targeted to serve families with children or ensure that the services will be available to families with children.
- Families with children are often given priority for services and housing, especially Rapid Re-Housing programs.
- On a policy level, the CoC coordinator works with the Placer County Homeless Network—a consortium of public education agencies serving homeless children, youth, and their families—to align services.
- On a practice level, each homeless program works to inform families of their educational rights and to help them access the appropriate services. The programs work directly with local schools to ensure that children are receiving services.

Veterans and Their Families

- Several veterans' agencies are members of the PCOH and attend meetings regularly.
- The PCOH focuses at least one meeting a year on the needs of veterans and available services.
- To serve chronically homeless veterans and their families, 34 HUD-VASH vouchers have been secured. This has recently been expanded by 24 vouchers.
- Volunteers of America provide Supportive Services for the Veteran Families Program and the Homeless Reintegration Program.

Unaccompanied Youth, Youth 18–24

- Placer homeless counts have not identified any unaccompanied youth; it is assumed that this is an undercount. There will be a future focus on unaccompanied youth and transition-aged youth, 18–24 years old.
- Through a combination of Extended Foster Care and the Transitional Housing Placement Plus Program, transitional housing is provided up to age 26 for those who were in foster care on their eighteenth birthday.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Plan, these subpopulations include but, are not limited to, the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations, as noted in the previous section (MA-30 Homeless Facilities and Services). This is not meant to be a comprehensive list of all the services, facilities, programs, or agencies that serve these subpopulations in Roseville and Placer County. Additionally, many of the agencies noted below serve homeless persons as discussed in the previous section (MA-30 Homeless Facilities and Services).

A majority of the following information was obtained from the Housing Element or through consultation with the agencies noted below.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly

Many seniors, even homeowners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent. Seniors have a variety of housing options, including:

- Independent living – Seniors reside in their home or apartment with little support or care.
- Assisted living facilities – Senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication.
- Residential care facilities – Typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities.
- Intermediate care or skilled nursing facilities – A licensed facility that provides a higher, continuous level of professional care.

Although there are a variety of housing options for seniors, and all housing options are available in Roseville, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues. Seniors First, located in Placer County, provides a link to a variety of senior programs, referral services, and housing options and serves as an advocate for seniors in the community. The Area 4 Agency on Aging serves a seven-county area including Roseville.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations.

The majority of disabled persons has income significantly lower than that of the non-disabled population and requires housing assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations. Placer Independent Resource Services (PIRS) is a primary resource for disabled persons in Placer County, including Roseville. PIRS advocates for the rights of people with disabilities, educates the community about disability issues, and provides services to persons with disabilities to live independent, productive lives. PIRS identified a need for programs that provide assistance with accessibility improvements that create more accessible and safer home living environments for the disabled and senior populations.

Persons with mental health disabilities range from those who can live and work within the community to those with severe mental illness who require special housing accommodations, constant medical attention, and supportive services. Placer County Adult System of Care (ASOC) provides a variety of services to the mentally ill. ASOC identifies housing as a constant struggle for the severely mentally ill.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

As stated throughout this Plan, the City participates in the Placer Consortium on Homelessness and the Nevada-Placer Continuum of Care (CoC). The CoC's discharge planning efforts are outlined in its Fiscal Year 2014 application and include foster care, health care, mental health, and corrections (a detailed discussion on these efforts is included in the Strategic Plan section of this Plan, specifically SP-60).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Some of the housing and supportive services needs are addressed strategically through funding categories that meet multiple needs. For example, the City has prioritized the creation of affordable housing. Units that are created with the funds allocated to affordable housing often include social services that are coordinated with organizations providing services throughout Placer County. The City uses federal and other funds to assist in the acquisition, rehabilitation, and/or development of property that will provide housing to special needs populations. Over the course of the next year, the City anticipates providing financial assistance to affordable housing units through the use of HOME and CDBG funds and other resources available to the City.

Amendment #1 - On March 19, 2020, California Governor Gavin Newsome issued a stay at home order in response to the novel coronavirus known as COVID-19. All residents are ordered to remain in their place of residence except to access necessities such as food or healthcare, or in the conduct of essential services. As of April 20, 2020, there is no projected ending date for this order. On March 20, 2020, Placer County Health Officer Dr. Aimee Sisson issued a directive for residents to remain at home except to engage in essential activities. The County order is currently in effect through May 1, 2020. It is anticipated that even when the stay at home orders are rescinded, there will be a need for persons in high risk health groups such as elderly, those exposed to the COVID-19 virus and persons infected will need to remain in isolation or quarantine. The Placer County Department of Health and Human Services is coordinating with the Governor's Project Roomkey program to provide motel rooms and/or mobile homes for this purpose. There is also a need for meal delivery to persons who are in isolation, quarantine or otherwise unable to obtain food due to the COVID-19 pandemic. It is expected that these needs will continue for the next year even if the stay in place orders are rescinded.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Roseville vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the City's 2013 Housing Element. Following is a summary of some potential constraints.

Development Process. To expedite project facilitation and provide internal support to project applicants, the City established the Development Advisory Committee to function as a liaison building relationships between the City and the development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

Fee Structure. The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. The City's Development Services Department works with the Development Advisory Committee. The City recognizes that fees can affect the cost of construction and of affordable housing in the community.

Subdivision Improvement Standards and Zoning Ordinance. The City will review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare.

Affordable Housing. The City will assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

Rental Housing. The City will analyze implementation of a Mortgage Revenue Bond Program for both owner-occupied and rental properties.

Land Costs, Construction, and Financing. Land, construction, and financing costs represent a significant constraint to residential development; developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders are concerned with the financial returns for these types of projects. Additional financing and subsidy from state and federal funding sources for affordable projects are necessary.

Non-Governmental Constraints. Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	399	26	1	0	-1
Arts, Entertainment, Accommodations	4,370	7,895	12	15	3
Construction	1,949	2,522	6	5	-1
Education and Health Care Services	6,524	12,343	19	23	4
Finance, Insurance, and Real Estate	3,374	6,131	10	12	2
Information	1,157	1,192	3	2	-1
Manufacturing	2,477	3,870	7	7	0
Other Services	2,231	2,333	6	4	-2
Professional, Scientific, Management Services	4,453	3,977	13	7	-6
Public Administration	1	0	0	0	0
Retail Trade	5,356	10,951	15	21	6
Transportation and Warehousing	943	811	3	2	-1
Wholesale Trade	1,734	1,259	5	2	-3
Total	34,968	53,310	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	59,757
Civilian Employed Population 16 years and over	54,914
Unemployment Rate	8.10
Unemployment Rate for Ages 16-24	16.36
Unemployment Rate for Ages 25-65	6.02

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	16,045
Farming, fisheries and forestry occupations	2,470
Service	4,576
Sales and office	16,205
Construction, extraction, maintenance and repair	3,475
Production, transportation and material moving	2,150

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,293	61%
30-59 Minutes	16,274	32%
60 or More Minutes	3,534	7%
Total	51,101	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,937	232	808
High school graduate (includes equivalency)	7,390	717	2,571
Some college or Associate's degree	18,191	1,732	4,323

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	18,588	977	3,118

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	280	584	285	316	495
9th to 12th grade, no diploma	777	644	414	734	1,296
High school graduate, GED, or alternative	2,843	2,539	2,883	5,273	4,498
Some college, no degree	4,092	4,419	4,919	7,579	4,019
Associate's degree	726	2,074	1,763	3,562	1,393
Bachelor's degree	809	4,090	5,120	6,747	2,135
Graduate or professional degree	61	950	2,268	3,591	1,727

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,837
High school graduate (includes equivalency)	35,164
Some college or Associate's degree	42,561
Bachelor's degree	63,466
Graduate or professional degree	81,009

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the tables in this section, the top three major employment sectors include 1) education and health care services, 2) retail trade, and 3) arts, entertainment, and accommodations.

Describe the workforce and infrastructure needs of the business community:

Placer County offers a wide range of workforce development services, organizations, and programs, including recruitment, training, and incentive programs that jointly support local businesses and individuals seeking employment.

The Placer County Business Advantage Network (BAN) represents a network of career developers in the Placer County area who work together to assist businesses with their hiring needs and regional job seekers, including those individuals who have been laid off, are relocating, or are re-entering the workforce.

Through the partnership of state and local agencies with the Golden Sierra Job Training Agency, the Golden Sierra One-Stop Career Center system (known as the Connections Centers) provides services to both employers and job seekers. The system is designed to provide workforce preparation services to job seekers increasing the employment, employment retention, and earnings of the local workforce. In addition, the Connection Centers provide services to businesses that will enhance the productivity and competitiveness of the local and regional economy.

The Placer County Employment Services Program has a pool of job seekers eager to transition to work. Employers who hire eligible participants may also be eligible to receive tax credits and partial wage reimbursement for up to six months through the Help to Hire Program.

The Roseville Community Development Corporation (RCDC) is a 501(c)(3) nonprofit public benefit corporation. The RCDC is focused on physical, economic, and educational development throughout the community creating expanded employment, economic prosperity, and housing opportunities for all.

Key benefits of the RCDC include forming business partnerships with businesses, expediting economic development and revitalization goals, creating an environment that attracts private investment, utilizing existing human capital and community resources, and providing broader access to diverse funding sources.

The RCDC works in partnership with the City to achieve the City's economic development and revitalization. It is directed by a five-member board from the community that is appointed by the Roseville City Council.

The City has the capacity to facilitate new business opportunities. Roseville has been rated by the Kosmont Rose Institute as one of the least expensive cities in which to do business in California and is noted for its business-friendly environment. The City has worked closely with developers to implement major residential and commercial projects. Roseville is home to one of the state's largest regional malls and more than 32 million square feet of commercial, office, and industrial space.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Golden Sierra Workforce Investment Board retained the Center for Strategic Economic Research in Sacramento to prepare the Golden Sierra Area Labor Market Analysis, which was completed in December 2011. Some of the key findings of the Analysis are:

1. Nearly two-thirds of all jobs in the Golden Sierra area in 2010 were supported by five major industry sectors: 1) Government, 2) Retail, 3) Health Care and Social Assistance, 4) Accommodation and Food Services, and 5) Professional, Scientific and Technical Services. Three of these five sectors lost jobs between 2005 and 2010. Rates of loss in the Golden Sierra area were generally more severe than regional and statewide averages.
2. The largest job gains in the Golden Sierra area over the 2005 to 2010 period were generated in the General Medical and Surgical Hospitals, Outpatient Care Centers, and Local Government sub-sectors.
3. The most pronounced job losses were posted in Construction related sub-sectors corresponding to the regional real estate downturn.
4. In 2010, nearly 32,000 residents of the Golden Sierra area were considered unemployed. This equated to an unemployment rate of close to 12%.
5. On average, between 2005 and 2009, nearly half the employed residents within the Golden Sierra area were employed in Wholesale Trade, Healthcare and Social Assistance, Utilities, Professional, Scientific and Technical Services, and Educational Services sectors.
6. Over 43% of Golden Sierra residents (age 25 and above) have attained an Associate degree or higher educational level. This is a notably higher proportion than the regional and statewide averages of 38% and 37%, respectively.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Employers are most concerned with the lack of human capital in Placer County. Despite the high rate of unemployment, employers cannot find the appropriate skills in the current workforce. Communication, critical thinking and soft skills, among the most important, yet most difficult, skills to find. These include the need to communicate articulately, think critically, solve problems and make decisions, and demonstrate soft skills. The lack of soft skills is also a concern voiced by employers to the Job Link business representatives and by the WIB members.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Regional Clusters of Opportunity Grants (RICO)

The California Workforce Investment Board's Regional Industry Cluster(s) of Opportunity II (RICO) initiative is a structured economic and workforce development planning process that supports regional economic and workforce development networks consisting of economic and workforce development practitioners and industry to form industry sector partnerships that develop regional strategies to support and advance targeted industry clusters.

The State Board and the California Energy Commission recently made approximately \$1.5 million available to develop and implement alternative fuel and vehicle regional clusters of opportunity strategies and involve partners to advance the competitive position of targeted clusters. A grant was awarded to the Sacramento Employment and Training Agency, which covers Placer County.

Sacramento Employment and Training Agency (Lead)

Technology Area of Focus: Waste to renewable energy and electric vehicle industry

Geographic Area: Six-county region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba)

Regional Partners: Valley Vision, Greenwise Joint Venture, Sacramento Clean Cities Coalition, Los Rios Community College District, Sacramento Area Electrical Training Center

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City established the Economic Development Advisory Committee to advise and assist the City Council in creating a community environment conducive to existing businesses, attracting desirable businesses to Roseville, and promoting tourism as a key element of the local economy. The committee reviews the Roseville Economic Development Strategy on a regular basis to ensure its relevance and effectiveness in achieving the City's goals for economic development.

The purpose of the City's Economic Development Strategy is to set a clear vision and guide for Roseville's economic growth. The City's previous economic development strategy was prepared in 2005 as a five-year plan and amended in 2009. The updated 2012 Economic Development Strategy was prepared in response to changes in economic conditions and changes in the City's organizational structure and to better align local and regional resources in pursuit of mutual economic development goals.

Discussion

The Economic Development Strategy, which emerged through outreach and collaboration with stakeholders, identifies four focus areas. These focus areas include strategies that identify the means by which the Economic Development vision will be achieved. The four focus areas are as follows:

Focus Area 1 – Companies & Jobs. Establish Roseville as a City known for quality businesses, a supportive environment for entrepreneurs and start-ups, and a place that provides diverse job opportunities.

Focus Area 2 - Quality of Life. Recognize, acknowledge, contribute to build, and maintain Roseville's quality of life.

Focus Area 3 – Partnerships. Cultivate and support mutually beneficial partnerships to make efficient use of the time, talent, and resources that will grow Roseville's economy.

Focus Area 4 - City Operations. Develop an Open for Business reputation in Roseville by promoting an economic development focused customer centric approach to City operations.

All of the focus areas, and associated strategies to implement them, complement the housing goals of the Consolidated Plan.

The City's economic development initiatives, coordinated in part by the Department of Economic Development, are not federally funded. Currently, CDBG funds are used by the City for public services, housing activities, and administrative costs. CDBG funds allocated to the Public Services Program are directed to vital services such as homeless services and operations, and other community-based programs that serve low-income residents and are not available for non-vital services such as economic development.

Amendment #1 - The COVID-19 pandemic has resulted in massive business closures and layoffs due to State, County and City stay at home orders. Even when the orders are rescinded, City businesses will be fighting the community impacts of COVID-19 for many months to come and unemployment will be a problem, possibly for several years.

Work Force and Infrastructure Needs - Additional Narrative

The City has a comprehensive land-use planning process and has successfully implemented 13 specific plans since 1987. The specific plans are developed in a collaborative public-private process and ensure that growth is well planned and supported with appropriate infrastructure. The City also employs smart growth principles to address traffic and air quality issues while providing open space and recreational

opportunities. Overall, Roseville's process ensures well-balanced, organized, executed, and financed development.

A majority of the information in the narrative sections below was obtained from the Strategic Workforce Development Plan for Placer County.

The Golden Sierra County Workforce Investment Board (WIB) is a group of key stakeholders appointed by the Board of Supervisors for Placer, El Dorado, and Alpine counties to address workforce challenges that face the regional area. WIB members are leaders in the community who represent business, industry, labor, education, and economic development.

Based on regional economic and workforce information analysis, the WIB has identified five key economic clusters for economic and employment growth opportunities. These clusters are the focus of the WIB's Strategic Plan. The five clusters are:

- Business Sector Targets
- Advanced Manufacturing
- Technology Based Companies
- Medical and Health Services
- Financial and Shared Services
- Information and Communication Services

Analysis indicates that the region has a need for health care workers because (1) it has been identified as an economic cluster; (2) many current employees are approaching retirement age; and (3) additional workers will be needed due to the Affordable Care Act. Manufacturing, with an emphasis in science, technical, engineering, and mathematics (STEM), is an additional sector group. Both health care and manufacturing offer good wages and will have a significant multiplier impact on the local economy.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

This Plan did not include an analysis of areas of concentration of households with multiple housing problems. Further, the City of Roseville does not allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services.

As such, the City allocates investment of resources on a citywide basis. Resources targeted to new construction of affordable housing are allocated on a citywide basis in accordance with the City's 10% Affordable Housing Goal and provide for disbursement of affordable housing throughout the City, rather than concentrated in low-income areas of Roseville. Resources targeted to special needs populations were also allocated on a citywide basis where needs were identified and/or where resources could be coordinated with existing facilities and services. Activities such as infrastructure improvements were targeted to older, low-income neighborhoods most in need of assistance.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD permits an exception to the Low-Mod Income (LMI) area benefit requirement that an area contain 51% LMI residents. This exception applies to entitlement communities that have few, if any, areas within their jurisdiction that have 51% or more LMI residents. This exception is referred to as the "exception criteria" or the "upper quartile."

Based on the 2010 Census data collected by HUD, the City's "upper quartile" is 41.36%, as no census tracts in the City contain 51% or more LMI. The City of Roseville uses this exception criterion in determining where to direct funding in order to address LMI needs in the community.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in earlier sections MA-05 through MA-25. Most of the same characteristics as described in those discussions apply to the market in these areas.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. Community assets are disbursed throughout the City.

Are there other strategic opportunities in any of these areas?

In addition to the many programs and facilities provided by the Parks, Recreation, and Libraries Department, the City makes a concerted effort to reach out to all communities to inform them of City programs and services and other opportunities. The City employs public outreach efforts designed to reach residents who may not have the time, transportation, interest, or ability to attend a “traditional” government meeting (often taking place at City Hall or a large public building). The City attempts to use innovative techniques to bring the important conversations of local government directly into the community instead of relying on residents to conform to classic public meeting schedules and locations. The results have been higher levels of participation, more diverse participation, and positive feedback from the community. This has helped introduce people to neighbors in an effort to encourage relationship building and more ownership of neighborhood-level issues. People learn that they share many of the same concerns as their neighbors and that the City is a resource to them as they work toward making improvements.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In conjunction with the Needs Assessment and Market Analysis sections of this Plan, the Strategic Plan identifies the City's priority needs and describes strategies that the City will undertake to serve the priority needs. The Strategic Plan includes the following sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	None
	Area Type:	None
	Other Target Area Description:	None
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As noted previously, the City does not allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services. On an annual basis, the City prioritizes the use of its CDBG and HOME funding for the development of affordable housing (including preservation and conservation) that serves low-income households and to addressing homelessness.

The City allocates investment of resources on a citywide basis for affordable housing programs such as the Section 8 Housing Choice Voucher and First-Time Homebuyer programs. In addition, rental and purchase units provided under the City's 10% Affordable Housing Goal are also offered on a citywide basis. Activities such as the owner-Occupied Housing Rehabilitation, Handyperson, Exterior Paint, and Lead-Based Paint Hazard Reduction programs are also offered citywide.

Infrastructure improvements are undertaken in older, lower-income areas. Activities identified under the public service category and targeted to special needs populations are offered on a citywide basis and/or where resources can be coordinated with existing facilities or services.

Lack of sufficient funding continues to be the greatest obstacle in meeting the underserved needs. The City will continue to apply for funding and/or support applications by service providers to expand affordable housing opportunities as well as homeless assistance and supportive services consistent with the Consolidated Plan.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	

	Associated Goals	Production of Affordable Rental Housing Preservation of Affordable Housing Housing and Services to Special Needs Populations Production of Affordable Purchase Housing Affordable Purchase Assistance Lead-Based Paint Handyperson Program Exterior Paint Homeless Assistance CoC Homeless Assistance Rental Assistance
	Description	The City intends to use 100% of any HOME funding it may receive and 85% of its CDBG allocation for affordable housing purposes.
	Basis for Relative Priority	According to data provided in the Needs Assessment, approximately 51.4% of Roseville households are overpaying for housing. Based on this data and the housing market analysis completed as part of this Plan, the City will prioritize the creation of affordable housing (new unit production and conversion or preservation), which will benefit low-income households, including homeless persons and those with special needs.
2	Priority Need Name	Homelessness
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Production of Affordable Rental Housing Preservation of Affordable Housing Housing and Services to Special Needs Populations CoC Homeless Assistance
	Description	The City intends to use 15% of its CDBG allocation to fund public services activities, which includes homeless services and operations and other community-based programs that serve low-income residents.
	Basis for Relative Priority	As discussed in greater detail in the Needs Assessment, a total of 594 homeless individuals were counted as part of Placer County's 2013 point-in-time count, 59.3% of whom were unsheltered. This data indicates a need to support programs that serve the homeless. The City will focus its resources on the creation of affordable housing, which is crucial to ending homelessness.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Housing and Services to Special Needs Populations Public Facilities and Improvements Economic Development Planning & Administration
	Description	The City intends to use 15% of its CDBG allocation to fund non-housing community development activities, which includes homeless services and operations and other community-based programs that serve low-income residents.
	Basis for Relative Priority	According to data provided in the Needs Assessment and the housing market analysis completed as part of this Plan, the greatest need is for affordable housing, which will benefit both homeless and non-homeless special needs populations.
4	Priority Need Name	Prevent, Prepare for and Respond to COVID-19
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Housing and Services to Special Needs Populations Economic Development Homeless Assistance
	Description	<i>Amendment #1 – CDBG-CV funds must be used for CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic. The City may opt to use a portion of its regular allocation of CDBG funds or program income to address COVID-19 as well.</i>
	Basis for Relative Priority	<i>Amendment #1 – The COVID-19 pandemic has resulted in massive business closures and layoffs due to State, County and City stay at home orders. Homeless persons and persons in high risk health categories are particularly affected by the stay at home orders. Even when the orders are rescinded, the City will be fighting the community impacts of COVID-19 for many months to come, possibly for several years.</i>

Narrative (Optional)

Priority needs are those that will be addressed by the goals outlined in the Strategic Plan (discussed in greater detail in SP-45), according to the structure presented in the regulations at 24 CFR 91.215:

- Affordable Housing
- Rental assistance
- Production of new units
- Rehabilitation of existing units
- Acquisition of existing units
- Homelessness
- Outreach
- Emergency shelter and transitional housing
- Rapid re-housing
- Prevention
- Non-Housing Community Development
- Public facilities
- Public improvements and infrastructure
- Public services
- Economic development

Priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all of these components, housing needs are considered a “high” priority, while homelessness and non-housing community development needs are considered “low” priorities.

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While a need exists for tenant-based assistance, the City does not intend to use HOME funds for TBRA. If the City were to provide funding for tenant-based assistance, such as a Rapid Re-Housing program, the funds would likely be non-federal.
TBRA for Non-Homeless Special Needs	While a need exists for tenant-based assistance, the City does not intend to use HOME funds for TBRA for non-homeless special needs. If the City were to provide funding for tenant-based assistance, such as a rapid re-housing program, the funds would likely be non-federal.
New Unit Production	According to data provided in the Needs Assessment, approximately 51.4% of Roseville households are overpaying for housing. Based on this data and the housing market analysis completed as part of this Plan, the City will prioritize the creation of affordable housing (new unit production and conversion or preservation), which will benefit low-income households, including those with special needs.
Rehabilitation	Based on the data provided for in the Needs Assessment and the housing market analysis completed as part of this Plan, housing needs are high priority including the preservation and/or conversion of affordable housing which frequently results in the rehabilitation of these units.
Acquisition, including preservation	According to data provided for in the Needs Assessment, approximately 51.4% of Roseville households are overpaying for housing. Based on this data and the housing market analysis completed as part of this Plan, the City will prioritize the creation of affordable housing (new unit production and conversion or preservation), which will benefit low-income households, including those with special needs.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year Plan period, the City expects to receive approximately \$550,000 annually in CDBG funding, for a five-year total of \$2,750,000. The City uses CDBG funds for public services, housing activities, and administrative costs. The City also anticipates applying for at least \$500,000 in HOME and \$200,000 in CalHome funding for housing activities and administrative costs over the five-year Plan period. The table below provides a breakdown of these anticipated resources, which are based on the 2014/2015 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	550,000	6,210	200,000	756,210	3,024,840	Expected amount available to City based on 14/15 allocation

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG and HOME funds are often coupled with local funds, allowing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes the projects more competitive in various funding competitions. All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the City will be as creative as possible to find other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns a piece of land that is located in the Historic District at the corner of Washington Boulevard and Main Street that has been designated for future development with a 10% affordable housing requirement. Because of a lack of available funding, project construction cannot be estimated at this time.

Discussion

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The above table represents the lead agencies and organizations that will play a major role in administering CDBG and other housing-related funded activities, based on partnerships with these entities. This is not intended to be a comprehensive list given that some organizations will not be selected to participate until after the Plan has been approved.

CDBG and HOME funds received by the City are administered by the Housing Division, the City office responsible for administering affordable housing programs and the Public Services Program.

The City has overcome gaps in its institutional structures by directing the Housing Division to provide policy guidance and administer the City's various housing programs.

The City relies on private, nonprofit organizations as well as for-profit developers to build new affordable units and to rehabilitate existing housing units. City staff will continue to work closely with these entities to ensure that as many new affordable units are produced as possible in each year. The City also relies on the nonprofit service sector to provide emergency shelter, transitional and special needs housing, and services to the homeless population. The City will continue to support these organizations and their activities to the fullest extent possible.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

According to the Homeless Action Plan, the nonprofit housing and service agencies, the County departments delivering health care, social services, and housing, the City of Roseville, and increasingly other cities have built a homeless assistance network comprising many housing and service programs. In 2013, Placer County providers helped many people exit homelessness into permanent housing; as a result, the number of homeless families with children dropped. Those who are able to access homeless housing receive case management, health, mental health and substance abuse treatment, life skills training, transportation, child care, employment services, and more.

The Homeless Action Plan includes key strategies which are summarized below. All County health and social service programs should be engaged in a common preventive framework with appropriate housing and services that involves: 1) diverting those at imminent risk of homelessness from entering shelters; 2) intervening to resolve homeless episodes before people become acculturated to homelessness; 3) avoiding high criminal justice and hospital costs, and ultimately death on the street.

Homelessness is a complex issue involving loss of income, loss of housing, and ultimately loss of health. Ending homelessness is equally complex, requiring the four key strategies below. These strategies are informed by local data, research, cost-benefit analysis, and evaluation. Progress will be assessed by objective measurements related to the overall goal of permanently housing Placer County's homeless, such as the length of time homeless before entering permanent housing, stability in housing,

establishing an income source, and access to needed health care and other services to avoid new homeless episodes.

1. Prevention
2. Access
3. Teamwork
4. Housing

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

According to the Homeless Action Plan, homeless service providers are faced with many challenging special needs; including multiple disabilities, multiple generations of homelessness, homeless seniors, and returning veterans. The Homeless Action Plan identifies the following major concerns emerging from recent homeless counts:

1. Placer County's current homeless population has been homeless longer, and is more medically compromised, than in the past.

Two-thirds of the homeless population experienced one or more serious medical conditions that are considered disabling by federal agencies. Many report the vulnerability risk factors that most commonly lead to death on the street (homeless for more than six months and experiencing a range of serious medical conditions, or simply being over the age of 60). This medically compromised population accounts for untold expenses in hospital emergency rooms and the criminal justice system, especially the County Jail. There is a great unmet need for integrated health care, including substance abuse and mental health treatment, plus ongoing services in permanent supportive housing.

2. Of the homeless population overall, 21.5% is under the age of 25.

These include unaccompanied teens, transition-age youth (18–24), young parents (18–24), and children who are homeless with their parents—at least 128 persons under the age of 25. This population is more multi-ethnic than the general homeless population and more often identifies as gay, lesbian, or bisexual.

3. The number of homeless veterans remains high.

In 2013, 62 homeless veterans were counted. Over half of veterans had the combination of disabilities and lengthy periods of homelessness that define chronic homelessness, and the vast majority (73%) are unsheltered.

4. Placer County has a severe shortage of affordable housing.

More than 37% of Roseville households spend over 30% of their income on housing; many spend more than that on housing and transportation combined. A lack of high-density housing, limited public transportation, environmental protection, neighborhood concerns, cost and the dismantling of funding sources for affordable housing, such as redevelopment, present barriers to developing new affordable housing. The challenges of expanding permanent housing options for homeless people, in this environment of scarce resources and low vacancy, necessitate evidence-informed strategies that deliver the needed outcomes for the least cost.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Placer County Department of Health and Human Services (DHHS) is the lead agency for Placer County's participation in the Nevada-Placer Continuum of Care.

The Homeless Resource Council of the Sierras' (HRCS) Governance Board, representing Nevada and Placer Counties, works toward developing a continuum of services where the ultimate goal is to prevent and eradicate homelessness in Nevada and Placer Counties.

Three Regional Planning Groups are directly involved in the HRCS CoC-wide planning activities. Each addresses homelessness in its own area and then forwards that information to the HRCS Governance Board. The Placer Consortium on Homelessness (PCOH) covers the more populated western part of Placer County including Roseville, Rocklin, Lincoln, Loomis, Auburn, and the Foothills. The Nevada County Coordinating Council (NCCC) addresses Nevada City, Grass Valley, North San Juan, Penn Valley, and Alta Sierra. The Tahoe Truckee Homeless Group covers both counties in the greater North Lake Tahoe and Truckee region.

These planning groups ensure that the HRCS CoC planning process results in a Homeless Action Plan compatible with all the organizations' Consolidated Plans, Housing Authority Plans, as well as Housing Elements and related policies. This process allows the Homeless Action Plan to be coordinated with each jurisdiction's other efforts in the areas of affordable housing and homelessness.

The HRCS CoC and Regional Planning Group membership meetings offer the widest possible representation from the nonprofit, governmental, service provider, housing development, law enforcement, faith-based, business, homeless, and general communities. The meetings are a forum to share information, discuss emerging issues, plan solutions, prioritize community needs, and prepare the annual HRCS CoC funding submission.

Service Delivery System

The HRCS CoC is taking measures to address gaps in the delivery system and aligning its goals and strategies with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) regulations to serve the four federally prioritized subpopulations: 1) chronically homeless individuals

and families, 2) homeless veterans, 3) homeless families, and 4) unaccompanied homeless children and transition-age youth. This strategy includes the key strategies to ending homelessness in Nevada and Placer Counties, (as noted above) and discussed in greater detail in the Homeless Action Plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Production of Affordable Rental Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	None	Affordable Housing Homelessness	CDBG: \$0	Rental units constructed: 40 Household Housing Unit
2	Preservation of Affordable Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	None	Affordable Housing Homelessness	CDBG: \$500,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
3	Housing and Services to Special Needs Populations	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	None	Affordable Housing Homelessness Non-Housing Community Development Prevent, Prepare for and Respond to COVID-19	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 7170 Persons Assisted
4	Production of Affordable Purchase Housing	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$0	Homeowner Housing Added: 5 Household Housing Unit
5	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	None	Non-Housing Community Development	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16205 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2015	2019	Non-Housing Community Development	None	Non-Housing Community Development Prevent, Prepare for and Respond to COVID-19	CDBG: \$0	Other: 0 Other
7	Affordable Purchase Assistance	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$0	Direct Financial Assistance to Homebuyers: 25 Households Assisted
8	Lead-Based Paint	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$100,000	Other: 25 Other
9	Handyperson Program	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$200,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
10	Exterior Paint	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$25,000	Other: 25 Other
11	Homeless Assistance	2015	2019	Homeless Non-Homeless Special Needs	None	Affordable Housing Prevent, Prepare for and Respond to COVID-19	CDBG: \$0	Homelessness Prevention: 500 Persons Assisted
12	CoC Homeless Assistance	2015	2019	Homeless Non-Homeless Special Needs	None	Affordable Housing Homelessness	CDBG: \$0	Homelessness Prevention: 500 Persons Assisted
13	Rental Assistance	2015	2019	Affordable Housing Non-Homeless Special Needs	None	Affordable Housing	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 3235 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Planning & Administration	2015	2019	Planning & Administration	None	Non-Housing Community Development	CDBG: \$500,000	Other: 3 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Production of Affordable Rental Housing
	Goal Description	Through implementation of the 10% Affordable Housing Goal, Low Income Housing Tax Credits, Multi-family Tax Exempt Bonds, Section 202 Program, develop 8 affordable rental housing units.
2	Goal Name	Preservation of Affordable Housing
	Goal Description	Using Community Development Block Grant and HOME (State) funds provide 75 loans and grants to low-income, owner households for Housing Rehabilitation.
3	Goal Name	Housing and Services to Special Needs Populations
	Goal Description	Utilizing Community Development Block Grant funds provide assistance to non-profit organizations to provide supportive services to targeted special needs populations (youth, disabled, seniors, families, and/or survivors of domestic violence).
4	Goal Name	Production of Affordable Purchase Housing
	Goal Description	Through implementation of the 10% Affordable Housing Goal, developer contributions and private financing develop 5 purchase units affordable to low and/or middle income households.
5	Goal Name	Public Facilities and Improvements
	Goal Description	Utilizing Community Development Block Grant funds provide funding for public facility or infrastructure improvements to address removal of architectural barriers and any other improvements identified for special needs populations.

6	Goal Name	Economic Development
	Goal Description	Promote economic development by creating, attracting and retaining jobs and by increasing economic activity and vitality, especially the increase of economic opportunities for low- and moderate-income persons and the increase in the local tax base.
7	Goal Name	Affordable Purchase Assistance
	Goal Description	Down Payment Assistance to low-income first-time home buyers
8	Goal Name	Lead-Based Paint
	Goal Description	Lead-Based Paint Hazard Reduction Program (LBPHRP)
9	Goal Name	Handyperson Program
	Goal Description	Handyperson Program for seniors and permanently disabled homeowners
10	Goal Name	Exterior Paint
	Goal Description	Exterior Paint Program available to low-income rental and owner-occupied units
11	Goal Name	Homeless Assistance
	Goal Description	Homeless Voucher Program administered by Roseville Salvation Army
12	Goal Name	CoC Homeless Assistance
	Goal Description	Homeless Assistance through funding with the Homeless Resource Council of the Sierras (HRCs), Nevada-Placer CoC

13	Goal Name	Rental Assistance
	Goal Description	Housing Choice Voucher Section 8 Rental Assistance Program
14	Goal Name	Planning & Administration
	Goal Description	Funding for overall management, administration and oversight of CDBG grant for all funded programs/projects.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Based on the needs identified earlier in this section (specifically SP-25) and the guidance provided by 24 CFR 91.215, the City has identified the following goals (also identified in table in this section):

- Increase supply of affordable rental housing for the City's lowest-income households.
- Preserve existing affordable housing stock.
- Provide housing and services to special needs populations.
- Increase access to homeownership opportunities for City residents.
- Provide funding for public facilities and improvements.
- Promote economic development activities in the City.

The Goal Outcome Indicators noted in the table above are quantitative goals for the five-year term of the Plan. Goals 1 (production of affordable housing), 2 (preservation of affordable housing), and 3 (housing and services to special needs populations), per the table, are considered priority goals and have associated outcomes and funding allocations. This is not the case for goals 4 (housing and services to special needs populations), 5 (public facilities and improvements), and 6 (economic development), which are less of a priority. While the City will likely engage in activities over the five-year Plan period related to these goals (4, 5, 6), the City has yet to identify five-year outcomes and funding allocations.

The City's ability to respond to increasingly difficult housing issues is currently resource constrained by reductions to funding sources, including federal funding and local sources such as the General Fund and monies generated by real property tax revenue, and by the loss of tax increment funding with the dissolution of statewide redevelopment agencies, as noted throughout this Plan. During the five-year Plan period, the City

anticipates serving as many low-income residents as feasible with the available resources. Based on current CDBG and HOME funding levels and non-federal resources available, the City estimates providing financial assistance for affordable housing through the production of new affordable units, the preservation of existing affordable units or the conversion of market-rate housing. All of these units will be targeted to lower-income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

<p style="margin: 0in 0in 12pt;">The Roseville Housing Authority is not under a Section 504 Voluntary Compliance Agreement.</p>

Activities to Increase Resident Involvements

The Roseville Housing Authority does not own or operate public housing units. The agency provides homeownership resources to participants in the Housing Choice Voucher Program. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development including micro-loans. The FSS Program also encourages families to participate in financial wellness programs including financial literacy and credit repair with an emphasis on long-term financial stability for the purposes of homeownership.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Potential constraints to housing development in Roseville vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the City's 2013 Housing Element. Following is a summary of some potential constraints.

Development Process. To expedite project facilitation and provide internal support to project applicants, the City established the Development Advisory Committee to function as a liaison building relationships between the City and the development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

Fee Structure. The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. The City's Development Services Department works with the Development Advisory Committee. The City recognizes that fees can affect the cost of construction and of affordable housing in the community.

Subdivision Improvement Standards and Zoning Ordinance. The City will review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare.

Affordable Housing. The City will assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

Rental Housing. The City will analyze implementation of a Mortgage Revenue Bond Program for both owner-occupied and rental properties.

Land Costs, Construction, and Financing. Land, construction, and financing costs represent a significant constraint to residential development; developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders are concerned with the financial returns for these types of projects. Additional financing and subsidy from state and federal funding sources for affordable projects are necessary.

Non-Governmental Constraints. Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In addition to the information provided in the Market Analysis (MA-40) section of this Plan, some of the strategies that the City has considered and may use to remove barriers to affordable housing include the following:

- Streamlined permitting for affordable housing developments.
- Fee deferrals and possible waiver of certain zoning standards to improve the feasibility of affordable housing developments.
- Implementing an inclusionary housing ordinance.
- Financing for quality nonprofit and for-profit organizations that build affordable housing.
- Reduced or modified parking requirements for affordable housing developments.

The City will continue efforts to implement new strategies and strengthen participation with its partners to expand support for affordable housing programs in Roseville.

With regard to the City's Analysis of Impediments to Fair Housing Choice (AI) document, the City will work to address the recommendations made in the AI within its budgetary constraints, including improving accessibility of fair housing information and resources on the City's websites during the period of this Plan.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As discussed earlier in this Plan, the City participates in the Homeless Resource Council of the Sierras' (HRCS) Continuum of Care (CoC) and the Placer Consortium on Homelessness to develop and implement the 10-Year Homeless Action Plan. The HRCS' CoC's 10-Year Homeless Action Plan and its annual submissions to HUD reflects the demographics, needs and available shelter, housing, and services in the region in order to provide a cohesive homeless services system throughout the County. The goals and strategies outlined below are those of the entire region rather than for the City alone.

Following is the five-year plan for addressing housing and supportive services needs for those households (individuals and families) experiencing homelessness and those at risk of homelessness:

- Develop and operate coordinated entry for all households who are entering the homeless system or at risk for homelessness.
- Reach out to homeless households (especially unsheltered persons) and assess their individual needs with coordinated entry and a common assessment tool. Collect information to determine the underlying issues and risk factors and develop a plan to address those issues.
- Reduce recidivism through system-wide implementation of evidenced-based practices known to effectively address trauma.
- Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs.
- Significantly expand homeless prevention and rapid re-housing services to end homelessness as quickly as possible.
- Shift the entire homeless system of care to a "housing first" approach as the most cost-effective and direct route to reducing homelessness.
- Help low-income households who are being discharged from publicly funded systems of care avoid becoming homeless by engaging those systems of care in identifying solutions to such households and planning to avoid new homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Short-term strategies include but are not limited to the following:

- Expanding street outreach efforts to prioritize the needs of persons living outside, especially those whose health is compromised.
- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through rental assistance and case management addressing specific barriers to obtaining and retaining housing.

- Expanding economic opportunities to help participants achieve long-term housing stability by coordinating services with local employment training agencies and banks to offer budgeting and financial literacy workshops.

Long-term strategies include but are not limited to the following:

- Expanding economic stability programming to help participants achieve long-term stability and reduce recidivism.
- Increasing inventory of permanent supportive housing for homeless households through the development of affordable housing.
- Aligning 10-Year Homeless Action Plan goals and strategies with the Consolidated Plan.
- Aligning HRCS' CoC strategies with the "Opening Doors" Federal Strategic Plan to Prevent and End Homelessness and HEARTH data-driven strategies to shorten lengths of stay, rapidly re-house as many homeless persons as possible, and prevent persons from becoming homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The HRCS' Continuum of Care strategies encourage providing homeless households with housing quickly and only availing supportive services that are of greatest need to support stable housing. Other needs the household may have should be addressed through existing mainstream resources available in the community. This reflects an emphasis on both homelessness prevention and Rapid Re-Housing.

Permanent housing destinations will be those included in HUD's APR data guidance and generally include an apartment or house, permanent supportive housing, or living permanently with friends or family. A return to homelessness is indicated by a new entry in a homeless residential program (emergency shelter, transitional housing, Rapid Re-Housing) in HMIS within 365 days after exiting to permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC's discharge planning efforts are outlined in its FY 2013 application and summarized below.

Foster Care

In the region, Nevada County and Placer County and their Offices of Education are the primary agencies responsible for foster youth services. They are active HRCS CoC members and have taken the lead in developing, implementing, and improving transition planning for foster youth.

Their efforts have included creating special multi-agency resource teams to develop system advocacy and address the needs of individual youth; providing foster youth services to ensure youth have the education, skills, and opportunity to obtain further education and employment; providing referrals to

the independent living skills programs; and referring to transition-age youth mental health programs to assist those moving from the children's system of care to adult services.

Exiting youth routinely go to market-rate housing (typically shared housing with other young people), Transitional Housing Placement Plus, Sierra College dormitories, and extended foster care (allows aging out foster youth to stay in the program through age 21).

Health Care

Placer County and the Sutter and Kaiser Health systems fund an Interim Care Project (ICP) for homeless people being discharged from the Auburn or Roseville hospitals. Homeless people can recuperate in the ICP house. Case management is provided so that permanent housing can be obtained by the time the person is medically able to leave.

Wellspace and Sutter Medical provide the T3 (Triage, Transport, Treat) program to provide wrap-around community services addressing the needs of frequent users of emergency rooms. The T3 program has developed a housing program.

In Nevada County, Behavioral Health hired a homeless outreach coordinator with Mental Health Services Act (MHSA) Prevention and Early Intervention funds. The coordinator works closely with hospitals and care centers to advocate for services for these clients.

Helping Low-Income Individuals and Families - Additional Text

Mental Health

Both counties have a full range of housing options for persons coming from institutions; these are not funded by McKinney-Vento. Both counties have created more housing for homeless people using MHSA funds.

Both Nevada County and Placer County serve persons diagnosed with chronic and persistent mental illness who are functionally impaired due to mental illness. The continuum of care goes from extremely restrictive and intensive services at locked facilities and hospitals to independent living in the

community. Additional care and support are provided at transition times, especially during discharge from any facility. The Adult System of Care (ASOC) Adult Reintegration Team or Turning Point staff interviews persons prior to discharge from residential institutions; steps are taken to ensure the person will have the means to support their housing upon discharge.

A forensics supervisor works with people in state hospitals to coordinate the release of mentally disordered offenders and those in the conditional release program.

Corrections

State: AB 109 shifts criminal justice responsibilities from the state prisons and parole board to local County officials and Superior Courts.

Local: Each County has developed its own Realignment Plan.

HRCS CoC members in each County have participated in AB 109 planning. They have advocated for funds to provide housing to avoid inmates from becoming homeless upon release. They have also educated the other providers that HUD-funded housing should not be used except for those inmates who were homeless before they were incarcerated.

ASOC stations a social worker in the jail to identify and assist those with mental illness during incarceration and upon release. A protocol has been developed to reduce inmates discharged into homelessness. The County Jail, California Forensic Medical Group, ASOC, Sierra Foothills AIDS Foundation (SFAF), and other providers meet quarterly to improve the protocol. There is someone on call 24/7 to take immediate action when someone is being released from the jail and needs placement in the community. SFAF can provide motel vouchers.

Probation and the Reintegration Team sponsor a monthly meeting showcasing resources for parolees.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The State of California requires that construction activities involving lead must be performed in a manner that eliminates existing lead hazards and avoids creating new lead poisoning hazards for children and other occupants, as well as for the workers themselves. The state's website provides information on certified inspectors/assessors, project monitors, supervisors, and workers that can be used in lead-based paint abatement.

The County of Placer has implemented the Childhood Lead Poisoning Prevention (CLPP) program, funded through the California Department of Public Health, which employs a team of health professionals who provide services to parents, healthcare providers, and the general public. The team is comprised of registered environmental specialists, public health nurses, and health educators. The CLPP program provides services in two major ways: (1) case management and source identification for lead poisoned children; and (2) outreach and education to the community and targeted groups.

The City has addressed the issue of lead-based paint hazards by providing a copy of "Protect Your Family from Lead" published by the US Environmental Protection Agency to landlords and tenants who participate in the Housing Choice Voucher Program, borrowers/occupants of the City's Owner-Occupied Housing Rehabilitation Program, and first time homebuyers who use HOME and other federal/state funds, warning them of the hazards of lead-based paint. Additionally, all rental units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City will continue to take action, as necessary, to reduce lead-based paint hazards in accordance with HUD regulations. Housing units identified with lead-based paint will have actions taken to remove the hazard.

How are the actions listed above integrated into housing policies and procedures?

As noted above, the City addresses lead-based paint by disseminating printed information concerning lead-based paint hazards to all participants of its housing programs. All participants of the City's Housing Choice Voucher (HCV) Program receive a copy of "Protect Your Family from Lead" published by the US Environmental Protection Agency during the program briefing. Every move-in/pre-contract inspection performed by HCV staff includes an inquiry to the property owner/manager and to the Placer County Assessor's Office as to the year the unit was constructed. If the unit was constructed prior to 1978, HCV staff reviews the family data. If there are any members of the household under the age 6, HCV staff notifies the landlord that the paint issue must be addressed prior to the HCV program making payments.

The City's HCV program requires staff to make a visual assessment for deteriorated paint at the initial and annual Housing Quality Standards (HQS) inspection. The assessment applies to interior and exterior surfaces and common areas. Deteriorated paint below de minimis (of minimum importance) levels—20 square feet on exterior surfaces, 2 square feet on interior surfaces, and 10% of small interior/exterior components—must be repaired (Nan McKay and Associates 2009). If an HQS inspection reveals deteriorated paint, paint stabilization must occur before approval of tenancy for units being leased and within 30 days of notification for occupied units. Failure to stabilize the paint constitutes an HQS violation (Nan McKay and Associates 2009). If lead-based paint is observed at the initial inspection, HCV staff makes sure the lease has a lead-based paint addendum.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Information provided by the 2007–2011 American Community Survey 5-Year Estimates identifies 7.5% of all Roseville residents as having income below the poverty guidelines, which equates to approximately 8,694 residents. Of related children under the age of 18, 8.4% were below the poverty level. Of all Roseville residents, 5% of all families and 14.8% of families with a female householder and no husband present had incomes below the poverty level.

The City hopes to reduce the number of poverty-level individuals and families by targeting CDBG, HOME, and local funds to projects that will provide affordable housing units and related services to foster self-sufficiency. The City does not have the resources or the capacity to increase the incomes of poverty-level persons; however, the City does act to reduce the housing costs for these individuals with the Housing Choice Voucher Program (HCV), HOME-funded rental units, and City-sponsored affordable housing units, all of which serve lower-income residents.

The City's HCV program includes the Family Self-Sufficiency Program (FSS), a voluntary program designed to assist families in utilizing community resources to achieve self-reliance through education, job training, and other supportive services. The FSS program helps participants define their career goals, identify and reduce the barriers to achieve those goals, and access resources that foster independence from public assistance programs. FSS participants establish a supportive case management relationship with the City's program coordinator and are eligible for an interest-bearing escrow account as an incentive for full program participation. The Roseville FSS program has current openings, and the HCV program is actively recruiting candidates to take advantage of this valuable resource.

The City also uses a portion of its CDBG funding to provide grants to nonprofit agencies to provide public services that serve the homeless and address fair housing issues in the community that directly impacts poverty-level individuals. Some of the programs that are available in the County include those described below.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

By continuing to fund the acquisition, development, and rehabilitation of affordable housing units, the City will be providing individuals and families in poverty with a decent, affordable place to live, which will allow them to focus their efforts on overcoming poverty.

Funding for homeless-related programs will also provide a support system for individuals and families who are struggling with poverty.

Goals, Programs and Policies - Additional Narrative

Homeless Services

All local nonprofit agencies serving the homeless offer some level of supportive services to program participants, ranging from family counseling to job skill development, all of which are intended to promote self-sufficiency and exiting poverty and homelessness.

The Emergency Food and Shelter Grant Program (EFSG), administered by the Federal Emergency Management Agency (FEMA), provides funding to supplement and expand ongoing efforts to provide shelter, food, and supportive services for the nation's hungry, homeless, and people in economic crisis.

Homeless Prevention and Transitional Housing

Homeless prevention activities are designed to keep low-income people who are at the highest risk of homelessness from entering homeless services. Prevention programs have been retooling to stabilize individuals and families that are at risk of becoming homeless and to improve their stability to avoid future housing crises. Prevention programs are funded through Balance of State ESG funds, HOPWA funds, Supportive Services for Homeless Veterans funds, and local private funding.

As the Continuum of Care begins a system-wide shift to a housing first approach, the Continuum of Care has encouraged the conversion of transitional facilities to permanent supportive housing. The remaining transitional housing programs are shortening their length of stay to more rapidly exit homeless persons to permanent housing, or they are seeking funding from other systems of care for intensive services for homeless persons facing severe barriers to housing. This reflects a new understanding of the purpose of transitional housing rather than continuing to fund it as a routing component of Placer County's homeless housing system.

Rapid Re-Housing

Rapid re-housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing. It is also a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income.

Other Programs and Services

Many of the programs that are available to poverty-level families in Roseville are administered by the County of Placer and are identified in the County's Consolidated Plan Antipoverty Strategy and in the Market Analysis (MA-30 and MA-35) section of this Plan. Some of these programs support job training, job placement, life skills training, and welfare to work programs designed to reduce the number of poverty-level families.

Continuum of Care Plan

The annual Continuum of Care Plan brings in competitive funding from HUD to the Nevada-Placer CoC for permanent supportive housing for persons with disabilities, transitional housing, and supportive services. All of these activities work to reduce the number of poverty-level households.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Projects and programs that are funded with CDBG and HOME monies are subject to monitoring.

All sub-recipients receiving CDBG public services funds are monitored on a regular basis through the submittal of either monthly, quarterly, or one-time reports, as identified in their Funding Agreements. Each report provides statistics on the program participants and a narrative on the activities undertaken during the reporting period. Each sub-recipient also submits an annual report at the end of the contract term summarizing accomplishments for the year. The information that is provided to the City is input into HUD's Integrated Disbursement and Information System (IDIS). On either a monthly, quarterly, or one-time basis, depending on the Funding Agreement, the sub-recipients submit reimbursement requests including proof of payment for all expenses. Site visits are made on an annual basis by City staff to review the sub-recipients' financial and program records.

For organizations that receive funds for development of housing, long-term affordability controls (either rental or ownership) are recorded in conjunction with the funding documents. City staff conducts compliance reviews as required by the program regulations or as deemed prudent. In addition, each recipient of funds is subject to federal audit requirements. The City follows up on any deficiencies or findings. For rental complexes that have received funding through the CDBG or HOME programs, regular reporting and compliance monitoring is conducted by City staff. Quarterly reporting includes information on the number of household members, household income level, if the household receives HCV rental assistance, the bedroom size of the unit, if the unit is HOME assisted, the rent being charged, the maximum rent that can be charged for the unit, and the household's recertification date. HOME units are subject to regular on-site monitoring.

The CDBG and HOME programs' performance is evaluated by staff at the end of the City's fiscal year on June 30. That review is incorporated into the CAPER.

On an annual basis, the City submits the CDBG MBE/WBE Report to HUD. The City encourages participation from minority and women business enterprises. This effort includes notices in bid solicitation, newspaper advertisements, and contract clauses requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for minority and women business enterprises.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the five-year Plan period, the City expects to receive approximately \$550,000 annually in CDBG funding, for a five-year total of \$2,750,000. The City uses CDBG funds for public services, housing activities, and administrative costs. The City also anticipates applying for at least \$500,000 in HOME and \$200,000 in CalHome funding for housing activities and administrative costs over the five-year Plan period. The table below provides a breakdown of these anticipated resources, which are based on the 2014/2015 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	550,000	6,210	200,000	756,210	3,024,840	Expected amount available to City based on 14/15 allocation

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

CDBG and HOME funds are often coupled with local funds, allowing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes the projects more competitive in various funding competitions. All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the City will be as creative as possible to find other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns a piece of land that is located in the Historic District at the corner of Washington Boulevard and Main Street that has been designated for future development with a 10% affordable housing requirement. Because of a lack of available funding, project construction cannot be estimated at this time.

Discussion

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Assistance	2015	2019	Affordable Housing Non-Homeless Special Needs	None	Affordable Housing	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 647 Households Assisted
2	Production of Affordable Rental Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	None	Affordable Housing	CDBG: \$0	Rental units constructed: 1 Household Housing Unit
3	Affordable Purchase Assistance	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$0	Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	Production of Affordable Purchase Housing	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$0	Homeowner Housing Added: 8 Household Housing Unit
5	Preservation of Affordable Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	None	Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
6	Lead-Based Paint	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$20,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Handyperson Program	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$40,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
8	Exterior Paint	2015	2019	Affordable Housing	None	Affordable Housing	CDBG: \$5,000	Other: 5 Other
9	Homeless Assistance	2015	2019	Homeless Non-Homeless Special Needs	None	Affordable Housing Homelessness	CDBG: \$0	Homelessness Prevention: 100 Persons Assisted
10	CoC Homeless Assistance	2015	2019	Homeless Non-Homeless Special Needs	None	Affordable Housing Homelessness	CDBG: \$0	Homelessness Prevention: 100 Persons Assisted
11	Housing and Services to Special Needs Populations	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	None	Non-Housing Community Development	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 1434 Persons Assisted
12	Planning & Administration	2015	2019	Planning & Administration	None	Non-Housing Community Development	CDBG: \$100,000	Other: 3 Other
13	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	None	Non-Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3241 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Economic Development	2015	2019	Non-Housing Community Development		Prevent, Prepare for and Respond to COVID-19	CDBG: \$417,412	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Businesses assisted: 50 Businesses Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Assistance
	Goal Description	Provide rental assistance through the Housing Choice Voucher Section 8 Rental Assistance Program
2	Goal Name	Production of Affordable Rental Housing
	Goal Description	Implementation of 10% Affordable Rental Housing
3	Goal Name	Affordable Purchase Assistance
	Goal Description	First Time Home Buyer Down Payment Assistance
4	Goal Name	Production of Affordable Purchase Housing
	Goal Description	Development of Affordable Purchase Units

5	Goal Name	Preservation of Affordable Housing
	Goal Description	Owner-Occupied Housing Rehabilitation Program
6	Goal Name	Lead-Based Paint
	Goal Description	Provide grants to address lead-based paint hazards for qualified low-income homeowners and renters
7	Goal Name	Handyperson Program
	Goal Description	Handyperson Program offered to address minor health and safety repairs to low-income senior and disabled homeowners
8	Goal Name	Exterior Paint
	Goal Description	\$400 voucher for exterior paint and supplies for low-income owner-occupied and rental units
9	Goal Name	Homeless Assistance
	Goal Description	Homeless prevention assistance to low-income residents to prevent them from becoming homeless.
10	Goal Name	CoC Homeless Assistance
	Goal Description	Homeless assistance through HUD and State funded programs/services through the Nevada-Placer Continuum of Care (CoC)
11	Goal Name	Housing and Services to Special Needs Populations
	Goal Description	Public Services for programs/services for low-income residents
12	Goal Name	Planning & Administration
	Goal Description	Overall management, administration and oversight of CDBG funds for all programs/projects

13	Goal Name	Public Facilities and Improvements
	Goal Description	Funding for Public Facilities and Improvements in qualified low-income census tracts and Removal of Architectural Barriers projects.
14	Goal Name	Economic Development
	Goal Description	<i>On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.</i>

Projects

AP-35 Projects – 91.220(d)

Introduction

As discussed in the previous section (AP-20), the City has identified three goals to address housing and community development needs between Fiscal Years 2015 and 2019. On an annual basis, the City will try to achieve as many of these goals as feasible. Below are the proposed Fiscal Year 2015/2016 projects (also known as programs or activities). Wherever possible, the City has identified specific projects.

Projects

#	Project Name
1	AMIH Hsg & Case Mgmt (2014)
2	St. Vincent De Paul - BAGS Program
3	Seniors First - SeniorLink (Information & Assistance)
4	Senior Nutrition Program
5	KidsFirst - Child and Family Therapy Program
6	AMIH Rehabilitation (2012)
7	Atlantic Street Wall
8	Parks, Recreation, and Libraries - Johnson Pool ADA Improvements
9	Owner-Occupied Housing Rehabilitation Program
10	Handyperson Program
11	Lead-Based Paint Hazard Reduction Program (LBPHRP)
12	Exterior Paint Program
13	Continuum of Care (CoC) Consultant
14	Placer Collaborative Network (PCN)
15	Program Administration and Management
16	COVID-19 Business Assistance

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City recognizes that special needs populations are more likely to become homeless because they are on limited incomes and have other issues which require housing and supportive services; therefore, the City considers supportive services and housing a high priority. Supportive services are also considered a high priority in the Continuum of Care and are consistent with the 10-Year Homelessness Action Plan in Placer County.

The City anticipates that the greatest obstacle to meeting the underserved needs of the special needs

populations will be a lack of financial resources for both supportive services and housing. The greatest need reported by all services providers was affordable housing. Cutbacks to the Section 8 Housing Choice Voucher (HCV) Program and other housing programs will impact the City's ability to provide affordable housing to extremely low- and very low-income households. In addition, opportunities to apply for new HCV allocations are very limited. The majority of special needs populations fall within these income levels.

AP-38 Project Summary
Project Summary Information

1	Project Name	AMIH Hsg & Case Mgmt (2014)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Funding to assist Advocates for Mentally Ill Housing (AMIH) with case management, temporary rent & utility assistance to mentally ill, low-income, Roseville residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Assistance for 25 nentally ill very low-income persons.
	Location Description	
	Planned Activities	Funding for case management, temporary rent & utility, and transportation services to mentally ill, low-income Roseville residents.
2	Project Name	St. Vincent De Paul - BAGS Program
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Provide food for 110 homebound low-income seniors and handicapped persons.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Assist 110 low and very-low income homebound seniors and handicapped persons.
	Location Description	Citywide
	Planned Activities	Provide funding to enhance the scope of their program by helping individuals meet their specific dietary needs by providing foods appropriate for clients with specific clinical diagnosis.
3	Project Name	Seniors First - SeniorLink (Information & Assistance)
	Target Area	None

	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Funding to assist with staff costs to provide information, assistance, and resources that empower low-income Roseville seniors to make informed decisions.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	360 low-income Roseville seniors.
	Location Description	Citywide
	Planned Activities	Funding to assist with staff costs to provide information, assistance, and resources that empower low-income Roseville seniors to make informed decisions.
4	Project Name	Senior Nutrition Program
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Funding to assist with the cost of food and food supplies to prepare and deliver hot meals for eligible low-income Roseville seniors and adult disabled persons.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Assistance to 20 low-income Roseville seniors.
	Location Description	Citywide
	Planned Activities	Funding to assist Seniors First with their Senior Nutrition Program to cover the cost of food and food supplies to prepare and deliver hot meals for eligible low-income Roseville seniors and adult disabled persons.
5	Project Name	KidsFirst - Child and Family Therapy Program

	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Funding to assist with staff costs to provide evidence-based therapy and case management services to support the recovery and healing from trauma, abuse, and neglect for qualified low-income Roseville children (age 0-18), adults, and families.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 low-income households
	Location Description	Citywide
	Planned Activities	Staff costs to provide evidence-based therapy and case management services to support the recovery and healing from trauma, abuse, and neglect for qualified low-income Roseville children (age 0-18), adults, and families.
6	Project Name	AMIH Rehabilitation (2012)
	Target Area	None
	Goals Supported	Preservation of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$134,809
	Description	Funding to assist with the rehabilitation of a home located in the City of Roseville that houses mentally ill, low-income Roseville residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	6 low-income persons
	Location Description	1112 William Way, Roseville, CA
	Planned Activities	Funding to assist with the purchase of a home to house low-income mentally ill persons
7	Project Name	Atlantic Street Wall

	Target Area	None
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	Funding to install a 6' - 8' tall masonry wall (approximately 300 feet in length) along the frontage of the subject property. This neighborhood is located in a qualified census tract,(Roseville Heights).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,685 low-income persons
	Location Description	Roseville Heights neighborhood; qualified LMA per 2010 census data
	Planned Activities	Funding to install sidewalk, curb and gutters to meet ADA requirements; this neighborhood is a qualified census tract.
8	Project Name	Parks, Recreation, and Libraries - Johnson Pool ADA Improvements
	Target Area	None
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Funding for the ADA improvements at Johnson's Pool.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,556 low-income persons
	Location Description	100 D Street, Roseville, CA 95678
	Planned Activities	Funding for the cost to complete assessment to determine cost for ADA improvements to a public swimming pool located in a qualified low-income census tract.
9	Project Name	Owner-Occupied Housing Rehabilitation Program
	Target Area	None
	Goals Supported	Preservation of Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,000
	Description	Provide 0% deferred loans and grants to qualified low-income homeowners for health and safety repairs, weatherization/energy efficiency, code enforcement, and ADA modifications to their homes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Anticipate assisting 15 low-income homeowners
	Location Description	Citywide
	Planned Activities	Provide loans and grants to qualified low-income homeowners for health and safety repairs, weatherization, (energy efficiency), code violations, and ADA modifications to their homes.
10	Project Name	Handyperson Program
	Target Area	None
	Goals Supported	Handyperson Program
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000
	Description	Funding to assist qualified low-income senior and disabled homeowners with minor health and safety repairs to their homes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Anticipate assisting 100 low-income senior and disabled homeowners
	Location Description	Citywide
	Planned Activities	Provide grants to low-income senior and disabled homeowners with minor health and safety home repairs.
11	Project Name	Lead-Based Paint Hazard Reduction Program (LBPHRP)
	Target Area	None
	Goals Supported	Lead-Based Paint

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	Provide up to \$5,000 grants for inspection, mitigation and clearance costs for lead-based paint hazards.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Anticipate assisting 5 low-income households
	Location Description	Citywide
	Planned Activities	Provide up to \$5,000 grants for initial inspection, mitigation and clearance costs for the presence of lead-based paint hazards to low-income households.
12	Project Name	Exterior Paint Program
	Target Area	None
	Goals Supported	Exterior Paint
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$5,000
	Description	Provide \$700 grants for exterior paint and supplies to qualified low-income Roseville residents who own or rent their home.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Anticipate assisting 5 low-income households.
	Location Description	Citywide
13	Planned Activities	Provide \$400 grants for exterior paint and supplies to qualified low-income Roseville residents who own or rent their home.
	Project Name	Continuum of Care (CoC) Consultant
	Target Area	None
	Goals Supported	CoC Homeless Assistance
	Needs Addressed	Homelessness
	Funding	CDBG: \$6,000

	Description	Funding for Consultant to ensure compliance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 for the Continuum of Care (CoC) Program, which includes applying for and administering grant funds as well as to ensure regulatory implementation of the Nevada-Placer CoC and its responsibilities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 business (Homeless Consultant).
	Location Description	Countywide
	Planned Activities	Funding for Consultant who completes and submits the application for federal homeless assistance on behalf of the Collaborative Applicant on behalf of the Homeless Resource Council of the Sierras - Nevada-Placer Continuum of Care.
14	Project Name	Placer Collaborative Network (PCN)
	Target Area	None
	Goals Supported	Planning & Administration
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$1,000
	Description	Annual contribution to the Placer Collaborative Network (PCN) to assist in improving the lives of children, adults, and families by collaborating and building the resources of the organizations that serve them.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 Business
	Location Description	Countywide
15	Project Name	Program Administration and Management
	Target Area	None
	Goals Supported	Planning & Administration

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$111,702
	Description	Planning, management and administration of CDBG and HOME (State Administered)funding programs and projects.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 Housing staff
	Location Description	Citywide
	Planned Activities	General management, oversight, and administration of CDBG, HOME (State Administered) projects and programs.
16	Project Name	COVID-19 Business Assistance
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Prevent, Prepare for and Respond to COVID-19
	Funding	CDBG: \$460,999
	Description	Loans and grants to businesses impacted by the COVID-19 pandemic for working capital to support job retention for low-income persons, and support for microenterprise business owners.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 small businesses impacted by COVID-19 will be assisted with available CDBG and CDBG-CV funding. Using and estimate of three jobs saved per business, it is expected that the proposed activity will support retention of 150 jobs, primarily held by low-income persons.
	Location Description	Citywide
	Planned Activities	Loans and grants to businesses impacted by the COVID-19 pandemic for working capital to support job retention for low-income persons, and support for microenterprise business owners.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HUD permits an exception to the Low-Mod Income (LMI) area benefit requirement that an area contain 51% LMI residents. This exception applies to entitlement communities that have few, if any, areas within their jurisdiction that have 51% or more LMI residents. This exception is referred to as the “exception criteria” or the “upper quartile.”

Based on the 2010 Census data collected by HUD, the City’s “upper quartile” is 41.36%, as no census tracts in the City contain 51% or more LMI. The City of Roseville will use this exception criterion in determining where to direct funding in order to address LMI needs in the community.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As stated above, since the City has been identified by HUD as an “exception grantee,” the City will allocate funds necessary to address its priorities based on the “upper quartile” census tracts.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables in this section provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	27
Special-Needs	6
Total	57

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	600
The Production of New Units	30
Rehab of Existing Units	10
Acquisition of Existing Units	3
Total	643

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

One of the goals identified in the Plan and the Action Plan is to increase the supply of affordable rental housing for the city's lowest-income households. In order to achieve this goal, the City will do the following:

- The City will continue to implement its 10% Affordable Housing Goal to assist with reducing the cost associated with affordable housing production. The City's Specific Plan process includes the objective of satisfying the affordable housing goal by providing specific parcels in each Specific Plan Area (SPA) with affordable housing obligations. The cost of parcels with affordable housing obligations is below market rate, and additional savings can be achieved by reducing or removing Mello-Roos bonds.
- The City's Development Services Director will act as a liaison between project applicants, the development community, the Chamber of Commerce, and City staff to continually assess the City's existing project processing system and identify short- and long-term areas for improvement in the plan check process.
- The City will continue to review its fee system and work toward graduated fees as a means of reducing costs of housing development.
- The City will continue to review and modify Subdivision Improvement Standards on an annual basis to ensure properly developed and updated standards to help reduce costs associated with development while balancing basic environmental, health, safety, and welfare needs.
- The City will continue to educate its citizens regarding the necessity of providing affordable housing to support job growth. The City will continue to monitor any community opposition to affordable housing projects in an effort to remove negative perceptions. Education efforts will include presentations at City meetings, various service organizations, and community groups, as well as preparation of articles for the local newspaper, City newsletters, and posted on the City's website.
- The City will continue to encourage developers to meet with interested parties before the public meetings regarding affordable housing development are scheduled. Initiating public participation early in the planning process will allow interested parties to have their questions and concerns addressed and avoid unnecessary and costly delays.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or operate public housing units. As of the writing of the Plan (November 2014), the Roseville Housing Authority has 637 Housing Choice Vouchers, which include 10 HUD-VASH (Veterans Affairs Supportive Housing), and administers the vouchers for approximately 112 families exercising portability from other jurisdictions, (City of Rocklin). The Housing Authority has exhausted its current waiting list and plans to open the list in 2015.

While the City does not provide public housing units, the units created with the funds allocated to affordable housing often include social services that are coordinated with organizations providing services throughout Placer County.

Actions planned during the next year to address the needs to public housing

The Roseville Housing Authority provides homeownership resources to participants in the Housing Choice Voucher Program and more widely to families in low-income areas in cooperation with the City's resources. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development including micro-loans. The FSS program also encourages families to participate in financial wellness programs including financial literacy and credit repair with an emphasis on long-term financial stability for the purposes of homeownership.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City does not own or operate any public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

<p style="margin: 0in 0in 12pt;">The Roseville Housing Authority has been designated as a high performer for the last ten years.</p>

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As discussed in the Plan, the City participates in the Homeless Resource Council of the Sierras (HRCs) [Nevada-Placer Continuum of Care, N-P CoC] and the Placer Consortium on Homelessness (PCOH) to develop and implement the 10-Year Homeless Action Plan. The CoC's 10-Year Homeless Action Plan and its annual submissions to HUD reflect the demographics, needs and available shelter, housing, and services in order to provide a cohesive homeless services system throughout the county. The goals and strategies outlined below are those of the entire region rather than for the City alone and are based on the five-year goals discussed in greater detail in the Plan (SP-60 Homelessness Strategy).

Homeless and other special needs activities to be undertaken directly by the City are noted in the discussion section below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- Develop and operate coordinated entry for all households who are entering the homeless system or are at risk for homelessness.
- Reach out to homeless households (especially unsheltered persons) and assess their individual needs with coordinated entry and a common assessment tool; collect information to determine the underlying issues and risk factors and develop a plan to address those issues.
- Reduce recidivism through system-wide implementation of evidenced-based practices known to effectively address trauma.
- Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs.
- Significantly expand homeless prevention and rapid re-housing services to end homelessness as quickly as possible.
- Shift the entire homeless system of care to a "housing first" approach as the most cost-effective and direct route to reducing homelessness.
- Help low-income households who are being discharged from publicly funded systems of care avoid becoming homeless by engaging those systems of care in identifying solutions to such households, and planning to avoid new homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Short-term strategies include but are not limited to the following:

- Expanding street outreach efforts to prioritize the needs of persons living outside, especially those whose health is compromised.
- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through rental assistance and case management addressing specific barriers to obtaining and retaining housing.
- Expanding economic opportunities to help participants achieve long-term housing stability by coordinating services with local employment training agencies and banks to offer budgeting and financial literacy workshops.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Emergency Solutions Grants and CoC interim regulations encourage providing homeless households with housing quickly, and only availing supportive services that are of greatest need to support stable housing. Other needs the household may have should be addressed through existing mainstream resources available in the community. This reflects a new emphasis on both homelessness prevention and rapid re-housing. The CoC's Performance Measurement and Goals, including national benchmarks, 2013 achievements, and annual and five-year goals, are discussed in greater detail in SPĄ60.

The performance measures are listed below.

- Shorten the average length of stay in emergency shelters and transitional housing for households exiting to permanent housing.
- Increase the percentage of households exiting emergency shelters and transitional housing to permanent housing.
- Reduce the number of households re-entering the homeless system after exiting to permanent housing.
- Increase the percentage of permanent supportive housing participants achieving housing stability.
- Increase the percentage of participants exiting with employment income.
- Increase the percentage of participants who exit with income from sources other than employment.
- Increase the percentage of participants exiting with non-cash mainstream benefits.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Foster Care

In the region, Nevada County and Placer County and their Offices of Education are the primary agencies responsible for foster youth services. They are active CoC members and have taken the lead in developing, implementing, and improving transition planning for foster youth.

Their efforts have included creating Special Multi Agency Resource Teams to develop system advocacy and address the needs of individual youth; providing foster youth services to ensure youth have the education, skills, and opportunity to obtain further education and employment; providing referrals to

the independent living skills programs; and referring to transition-age youth mental health programs to assist those moving from the children's system of care to adult services.

Exiting youth routinely go to market-rate housing (typically shared housing with other young people), Transitional Housing Placement Plus, Sierra College dormitories, and extended foster care (allows aging out foster youth to stay in the program through age 21).

Health Care

Placer County and the Sutter and Kaiser Health systems fund an Interim Care Project (ICP) for homeless people being discharged from the Auburn or Roseville hospitals. Homeless people can recuperate in the ICP house. Case management is provided so that permanent housing can be obtained by the time the person is medically able to leave.

Wellspace and Sutter Medical provide the T3 (Triage, Transport, Treat) program to provide wrap-around community services addressing the needs of frequent users of emergency rooms. The T3 program has developed a housing program.

In Nevada County, Behavioral Health hired a homeless outreach coordinator with Mental Health Services Act (MHSA) Prevention and Early Intervention funds. The coordinator works closely with hospitals and care centers to advocate for services for these clients.

Additional narrative added in "Discussion" box

Discussion

Mental Health

Both counties have a full range of housing options for persons coming from institutions. These are not funded by HEARTH Act. Both counties have created more housing for homeless people using MHSA funds.

Both Nevada County and Placer County serve persons diagnosed with chronic and persistent mental illness who are functionally impaired due to mental illness. The CoC goes from extremely restrictive and intensive services at locked facilities and hospitals to independent living in the community. Additional care and support are provided at transition times, especially during discharge from any facility. The Adult System of Care (ASOC) Adult Reintegration Team or Turning Point staff interviews persons prior to discharge from residential institutions; steps are taken to ensure the person will have the means to support their housing upon discharge.

A forensics supervisor works with people in state hospitals to coordinate the release of mentally disordered offenders and those in the conditional release program.

Corrections

State: AB 109 shifts criminal justice responsibilities from the state prisons and parole board to local county officials and superior courts.

Local: Each county has developed its own Realignment Plan. CoC members in each county have participated in AB 109 planning. They have advocated for funds to provide housing so that inmates do not become homeless upon release. They have also educated the other providers that HUD-funded housing should not be used except for those inmates who were homeless before they were incarcerated.

ASOC stations a social worker in the jail to identify and assist those with mental illness during incarceration and upon release. A protocol has been developed to reduce inmates discharged into homelessness. The County Jail, California Forensic Medical Group, ASOC, Sierra Foothills AIDS Foundation (SFAF), and other providers meet quarterly to improve the protocol. There is someone on call 24/7 to take immediate action when someone is being released from the jail and needs placement in the community. SFAF can provide motel vouchers.

Probation and the Reintegration Team sponsor a monthly meeting showcasing resources for parolees.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Potential constraints to housing development in Roseville vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

An analysis of some of these potential constraints is detailed in the Roseville Housing Element. Following is a summary of some potential constraints.

Development Process: To expedite project facilitation and provide internal support to project applicants, the City established the Development Advisory Committee to function as a liaison building relationships between the City and the development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

Fee Structure: The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. The City's Development Services Department will work with the Development Advisory Committee. The City recognizes that fees can affect the cost of construction and of affordable housing in the community.

Subdivision Improvement Standards and Zoning Ordinance: The City will review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare.

Affordable Housing: The City will assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

Rental Housing: The City will analyze implementation of a Mortgage Revenue Bond Program for both owner-occupied and rental properties.

Land Costs, Construction, and Financing: Land, construction, and financing costs represent a significant constraint to residential development; developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private

lenders are concerned with the financial returns for these types of projects; as a result, additional financing and subsidy from state and federal funding sources for affordable projects are necessary.

Non-Governmental Constraints: Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

<p style="margin: 0in 0in 12pt;">One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Changes to tax credit scoring and the limited amount of state housing funds, coupled with the loss of Low and Moderate Income Housing funds as a result of the dissolution of statewide redevelopment agencies, have impacted the City's ability to implement its goals. While the City actively seeks additional funding opportunities and will continue to do so, its ability to address underserved needs depends largely on the availability of additional resources.</p>

Actions planned to foster and maintain affordable housing

<p style="margin: 0in 0in 12pt;">As stated throughout the Plan, housing is considered a high priority. Accordingly, the City prioritizes the use of any CDBG and HOME funding it receives for the development of affordable housing (including preservation and conservation) that serves low-income households and to address homelessness.</p>

Actions planned to reduce lead-based paint hazards

The State of California requires that construction activities involving lead must be performed in a manner that eliminates existing lead hazards and avoids creating new lead poisoning hazards for children and other occupants, as well as the for workers themselves. The State's website provides information on certified inspectors/assessors, project monitors, supervisors, and workers that can be used in lead-based paint abatement.

The County of Placer has implemented the Childhood Lead Poisoning Prevention program (CLPP), funded through the California Department of Public Health, which employs a team of health professionals who provide services to parents, healthcare providers, and the general public. The team comprises registered environmental specialists, public health nurses, and health educators. The CLPP program provides services in two major ways: (1) case management and source identification for lead poisoned children; and 2) outreach and education to the community and targeted groups.

The City has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Housing Choice Voucher Program, borrowers/occupants of the City's Owner-Occupied Housing Rehabilitation Loan Program, and homebuyers who use HOME and CDBG funds, warning them of the hazards of lead-based paint. Additionally, all units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements. Through the creation

of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City hopes to reduce the number of poverty-level individuals and families by targeting CDBG, HOME, and/or other funds to projects that will provide affordable housing units and related services to foster self-sufficiency. The City does not have the resources or the capacity to increase the incomes of poverty-level persons; however, the City does act to reduce the housing costs for these individuals with the Housing Choice Voucher Program, CDBG, and City-sponsored affordable housing units, all of which serve low-income residents.

Actions planned to develop institutional structure

CDBG and HOME funds received by the City are administered by the Housing Division, the City office responsible for administering affordable housing programs and Public Services.

The City has overcome gaps in its institutional structures by directing the Housing Division to provide policy guidance and administer the City's various housing programs.

The City relies on private, nonprofit organizations as well as for-profit developers to build new affordable units and to rehabilitate existing housing units. City staff will continue to work closely with these entities to ensure that as many new affordable units are produced as possible each year. The City also relies on the nonprofit service sector to provide emergency shelter, transitional and special needs housing, and services to the homeless population. The City will continue to support these organizations and their activities to the fullest extent possible.

Actions planned to enhance coordination between public and private housing and social service agencies

The City relies on private nonprofit organizations and for-profit developers to build and acquire, develop, and rehabilitate affordable units. The Roseville Housing Authority and the City will continue to work closely with these entities to ensure that each year as many new affordable units are produced as possible.

The City also relies on the nonprofit service sector to provide emergency shelter and transitional and special needs housing. The City will continue to support these organizations and their activities.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City has six goals to address housing and community development needs for Fiscal Year 2015:

- Increase supply of affordable rental housing for the City's lowest income households.
- Preserve existing affordable housing stock.
- Provide housing and services to special needs populations.
- Increase access to homeownership opportunities for City residents.
- Provide funding for public facilities and improvements.
- Promote economic development activities in the City.

See discussion for additional narrative to CDBG responses below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

70.00%

Narrative to CDBG responses:

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

In Fiscal Year 2015, the City anticipates receiving approximately \$6,210 in program income, all of which will be receipted in IDIS and committed to activities.

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan

The City does not currently have an open Section 108 project.

3. The amount of surplus funds from urban renewal settlements

Not applicable. The City does not have urban renewal settlements.

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

Not applicable. The City has not returned any funds as a result of ineligible activities, excessive draws, or ineligible expenditures.

5. The amount of income from float-funded activities

Not applicable. The City does not have float-funded activities

Total Program Income – See response to question 1 above.

Other CDBG Requirements

1. The amount of urgent need activities

The City has not identified any urgent needs as part of the consolidated planning process or for this Action Plan.

Appendixx - Alternate/Local Data Sources

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities. In addition, the City proposes to increase funding to The Gathering Inn bathroom remodel, IDIS Activity #390 to meet ADA requirements. *Amended language is included in italicized font.*

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2019 Annual Action Plan constitutes the fifth year of the 2015-2020 Five-year Consolidated Planning period.

Each year the City must submit an Annual Action Plan to the federal Department of Housing and Urban Development (HUD) describing the planned use of its CDBG award. The primary objective of CDBG is the development of viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities for low and moderate-income individuals/families and communities. The Annual Action Plan describes the City's housing and community needs and the planned actions to address those needs. The City plans to submit the Annual Action Plan HUD by May 15, 2019, but no later than August 16, 2019, pending HUD notifying the City of its 2019 CDBG award.

The City has been notified that its 2019 CDBG award amount will be \$651,910.00. The City is also planning for the use of \$13,500.00 in carryover funds.

The City plans to incur costs for 2019 CDBG activities prior to the award of funds. These costs will be limited to those that the City has found to be necessary for the efficient and timely performance of the CDBG program and the funded activity. Costs will not be incurred prior to the completion of the public comment period, and not prior to the approval of the Annual Action Plan by the City Council. Pre-award costs will not exceed one-half of the estimated award. Pre-award costs will be funded from the 2019 award only. Subsequent award years will not be impacted.

The City will utilize CDBG funds as well as other Federal, State and local resources, including its Section 8 Housing Choice Voucher Rental Assistance Contract, State Administered HOME funds, and local developer contributions to address housing and community development priority needs identified in the Consolidated Plan.

The Annual Action Plan identifies a variety of activities, including public services, public facility improvements, removal of architectural barriers, and housing activities the City proposes to undertake during the Program Year to meet underserved needs identified in the Consolidated Plan. In addition, the Action Plan discusses the actions the City will take to address: lead-based paint hazards; barriers to affordable housing; housing needs of households at or below the poverty level; and Fair Housing resource needs.

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities. Also, the City proposes to add \$120,000 in funding to The Gathering Inn bathroom remodel project, increasing the total project award from \$326,526 to \$446,526 to allow for increased costs due to ADA requirements.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City will allocate investment of resources on a city-wide basis for Affordable Housing Programs such as the Section 8 Housing Choice Voucher and Housing Rehabilitation Program. In addition, rental and purchase units provided under the City's 10% Affordable Housing Goal will be offered on a City-wide basis.

Activities identified under the public service category and targeted to special needs populations will be offered on a city-wide basis and/or where resources can be coordinated with existing facilities or services.

Improvements to public facilities will be made to facilities that provide public services to high priority special needs populations.

The City will allocate resources to activities/programs proposed for the 2019 Program Year that are identified as a "high" priority and consistent with the strategies identified in the Consolidated Plan.

Lack of sufficient funding continues to be the greatest obstacle in meeting the underserved needs. During the next year the City will continue to apply for funding and/or support applications by service providers to expand affordable housing opportunities as well as homeless assistance and supportive services consistent with the Consolidated Plan.

Affordable Housing —The Roseville Housing Authority will apply for additional Section 8 Housing Choice Vouchers, if made available, to increase the number of extremely low and very low-income households

receiving rental assistance. The City will continue to implement the City's 10% Affordable Housing Goal to increase the number of rental and purchase units affordable to very low, low, and moderate income households; support private development of affordable housing using Low Income Housing Tax Credits (LIHTCs), and Tax Exempt Bond financing; apply for HOME (state) funds in order to continue to expand the City's Housing Rehabilitation Programs for low-income households.

The City will invest in the development of affordable housing in Historic Old Town Roseville, replacing ten units demolished in a condemned structure with a 65-unit apartment project. These 65 units will be long-term affordable rental units constructed using LIHTCs and other funding sources. The City previously funded the demolition of the structure formerly occupying the site.

Homeless --The City will continue its efforts to meet the underserved needs of the homeless population through participation in a county-wide Continuum of Care process.

Supportive Services --The City will continue its support of applications by public and private social service agencies to expand support services to help meet underserved needs. The City will provide CDBG funding for a variety of public services in Roseville.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the 2018 Program Year (PY) the City expended CDBG funds on eligible activities that primarily benefited low and moderate income persons. The City implemented programs to achieve its goals as specified in the Consolidated and Annual Action Plans by using CDBG funds for affordable housing and public services by focusing on the needs of the most vulnerable populations, which included seniors, the individuals and families who were homeless, and those at-risk of becoming homeless.

Due to decreased funding the City was unable to meet its goals for creating affordable housing; however, significant progress was made towards the improvement of the City's housing stock as a result of projects assisted through the Housing Rehabilitation Program, including exterior paint, and lead-based paint hazard reduction work. The City was able to make progress towards affordable housing production through the construction of 58 new units at The Lohse Apartments on Vernon Street, 42 new units at the Campus Oaks Apartments off of Roseville Parkway, and the completed demolition of a condemned structure to make way for the construction of 65 affordable units at Main Street Plaza in Historic Old Town at Washington Boulevard and Main Street.

In 2018, the City also funded public improvements to Saint Vincent de Paul with a walk-in freezer installation at an important public facility that serves low-income individuals and families, and those at-risk of homelessness with food supplies. The City also funded accessibility improvements to Johnson Pool, a public pool that serves a predominately low-income area of Roseville.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Roseville's Housing Division is the lead agency responsible for the development of the Consolidated Plan and Annual Action Plan. The Housing Division is also the primary agency responsible for the administration and management of programs and projects covered by the Consolidated Plan and identified in the Annual Action Plan (Plan).

Throughout the preparation of the Annual Action Plan, City staff sought input and collected data for the Plan from interested citizens, housing providers, service providers, local agencies and non-profit organizations. The City encouraged others to participate in the development of the Plan via public notice and invitations to a public meeting to more than one hundred regional and local services agencies, non-profit organizations, city staff, and interested individuals.

A public meeting was held in January 2019. For those unable to attend the public meetings, the invitation encouraged written comments be submitted.

The January 2019 meeting began the Action Plan process; the purpose of the Plan was discussed during this meeting. Those attending the meeting were encouraged to identify community needs and proposed strategies for meetings those needs. The meeting also discussed the 2019/2020 application for CDBG funding. Four staff from three agencies attended this workshop.

Agencies present were: Boys and Girls Club of Placer County, Stand Up Placer, and St Vincent de Paul Roseville.

Applications for funding requests for the 2019 Program Year were accepted online. The City received \$563,000 in requests: seven requests for public services grants from six agencies totaling \$105,000; and three requests for facility improvement funding totaling \$458,000.

Funding for the public services category is subject to a 15 percent federal cap. According to the City's PY 2019 allocation of \$651,910.00, this cap equates to \$97,786.50 that may be allocated towards the public services awards. In order to ensure compliance with the public services award cap, five of the seven agencies that applied are recommended to receive their funding request in full, while the remaining two agencies are recommended to receive 75 percent of their funding request.

The City received three applications for facility improvements and intends to fully fund two of the requests and provide nearly 80 percent funding to the third request. Should the actual allocation for PY 2019 be greater than projected, funding will be directed towards the facilities improvements category to fully fund all three applications.

Please see the attached Summary of Citizen Participation.

Amendment #1 to this plan will be noticed in English and Spanish in the Press Tribune on May 8, 2020 and will be made available for public review and comment on the City's website from May 8, 2020 to May 19, 2020, to be followed with a "virtual" public hearing on May 20, 2020. In response to public health concerns and to facilitate immediate deployment of funds to address community impacts of the COVID-19 virus, the City has requested that HUD waive certain citizen participation requirements for amendments to the Consolidated Plan including reducing the standard 30-day public comment to a minimum five days and modifications of the public participation process in the City's Citizen Participation Plan, provided residents are given reasonable notice and opportunity to comment. Prior to developing this amendment, the City consulted with the Placer County Department of Health and Human Services as required by HUD for use of funds to address COVID-19.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Citizen participation and comments have been solicited through the use of public notices in the local newspaper, direct notification via email to local non-profit collaborations on listserv groups, and mailings to services agencies, service providers, neighborhood groups and other interested parties.

Public meetings and hearings have been held in accordance with the City's Citizen Participation Plan to provide an opportunity for community input into what services, projects, or activities the City will undertake with Community Development Block Grant funds. The Roseville City Council reviews, conducts a public hearing and approves the Annual Action Plan prior to submission to the Department of Housing and Urban Development.

The City followed the requirements for citizen participation as outlined in the City of Roseville Citizen Participation Plan and as detailed above.

Please see the attached Summary of Citizen Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City considers and reviews all comments received during the public participation process. All comment was accepted. No comment required a response from staff.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator		ROSEVILLE	Economic Development Department - Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

In preparing the Plan, the City consulted with various organizations located in Roseville and Placer County that provide services to the residents of Roseville. In many instances, these consultations are part of ongoing interactions between Roseville’s Housing Division and the agency or group described.

City of Roseville

1. City Council. Authorizes (at a public hearing) the submission of the Consolidated Plan and Annual Action Plan to HUD.
2. City of Roseville Development Services Department – Planning Division. Reviews CDBG- and HOME-funded development projects to determine whether proposed development activities comply with the General Plan and Zoning Code; responsible for drafting the Roseville General Plan 2025, adopted in 2010, including the Housing Element, which was updated in 2012 and certified in 2013. The update has been cited throughout this Plan as the Housing Element of the General Plan 2013–2021.
3. City of Roseville Economic Development Department-- Provides assistance with business needs such as starting or expanding a business, finding a site, or connecting with other City services.
4. Roseville Housing Authority-- Addresses the housing needs of extremely low- and low-income residents in the City through a variety of programs including the Housing Choice Voucher Program.

County of Placer

1. Placer County Community Development Department – Planning Services Division-- Coordinates the housing programs and funding. Responsible for drafting the Placer County General Plan Housing Element, as well as an incentive program intended to encourage the development of new affordable housing units in the unincorporated areas.

2. Placer County Department of Health and Human Services – Behavioral Health Division-- Provides information regarding the needs of Placer County residents who have mental disabilities. Representatives of this division also participate in various Continuum of Care working groups.
3. Placer County Department of Health and Human Services – Public Health Division-- Provides information regarding the potential of lead-based paint hazards in the county.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Significant aspects of the Consolidated Plan development process included consultations with the Homeless Resource Council of the Sierras (HRCS), the Nevada-Placer Continuum of Care (CoC), Placer Collaborative Network (PCN), and the Placer Consortium on Homelessness (PCOH). Efforts to address the needs of homeless persons are described in greater detail later in this Plan.

The PCOH, a regional planning group of the HRCS, addresses the needs of all homeless subpopulations, including: domestic violence victims; persons with mental illness, substance abuse, and HIV+/AIDS; veterans; and youth. Current and formerly homeless individuals attend PCOH meetings. Other representatives include members from the faith-based community, nonprofits, businesses, and City and County government. The consortium's 10-Year Homeless Action Plan and its annual submissions to HUD reflect the demographics, needs and available shelter, housing, and services in all three HUD entitlement jurisdictions in order to provide a cohesive shelter system throughout the County. The Food Closet Collaborative coordinates the work of over 14 food closets in conjunction with the Placer County Food Bank.

A complete inventory of facilities and services provided throughout Placer County, including Roseville, is identified on the Homeless Resource Council of the Sierras Continuum of Care website at <http://www.hrcscoc.org/resource-links.html>.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Homeless Resource Council of the Sierras (HRCS) Governance Board

The HRCS, the Nevada-Placer Continuum of Care (CoC), Governance Board works toward developing a continuum of services where the ultimate goal is to prevent and eradicate homelessness in Nevada and Placer counties. Efforts are aimed at permanent solutions, and the range of services is designed to meet the unique and complex needs of individuals who are currently experiencing homelessness or are at risk of becoming homeless. The Governance Board responds to and implements HUD's Policy and Program

Priorities. The Governance Board also oversees all planning processes, the regional planning groups, committees, and the CoC Program and Emergency Solutions Grants (ESG) application processes. A HRCS subcommittee, Outcomes and Measurements, administers the Rating and Ranking Committee and its process of ranking applications. Issues are framed at the board level; they are then considered by the three regional planning groups. Recommendations are sent back to the Governance Board, who makes the final decisions.

Regional Planning Groups

Three Regional Planning Groups are directly involved in CoC-wide planning activities including setting priorities, reviewing performance data, project review and selection, discharge planning, the Consolidated Application, conducting homeless counts, and 10-year plan coordination. Each addresses homelessness in its own area and then forwards that information to the Governance Board. The Placer Consortium on Homelessness (PCOH) covers the more populated western part of Placer County that includes Roseville, Rocklin, Lincoln, Loomis, Auburn, and the foothills. The Nevada County Coordinating Council addresses Nevada City, Grass Valley, North San Juan, Penn Valley, and Alta Sierra. The Tahoe Truckee Homelessness Group covers both counties in the greater North Lake Tahoe and Truckee region.

These regional planning groups ensure that homeless needs from all areas of the CoC are represented. The groups are very inclusive, and all those involved with homeless issues are recruited. The CoC supports currently or formerly homeless individuals in attending; extensive e-mail to listserv groups is used to reach out to all sectors of the CoC areas. The HRCS Board is representative of all areas of the CoC and all targeted homeless populations. The HRCS Board is currently in the process of splitting the two continuums back into Nevada County and Placer County, in an effort to maximize funding opportunities, but HRCS would remain the collaborative applicant and coordinator amongst the two Continuums of Care.

Outcomes and Measurements

The Outcomes and Measurements Committee addresses the CoC's overall outcomes, application ranking, as well as monitoring the writing of the homeless strategies plan. The Committee sets selection criteria and organizes the Rating and Ranking panels for specific funding sources such as the CoC Program and ESG funds. The Committee is responsible for developing performance measurements and reviews all CoC Program and ESG-funded projects on an annual basis. The Committee presents its work to the regional planning groups and the HRCS Governance Board.

The Outcomes and Measurements Committee uses a rating and ranking panel that is responsible for developing, implementing, and improving the Coordinated Assessment process and the ESG Written Standards for identifying areas where the CoC Program and the ESG Programs should be integrated. No jurisdiction within the two counties receives ESG funds directly from HUD; therefore, the agencies must apply to the California Department of Housing and Community Development (HCD) for ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KidsFirst
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
2	Agency/Group/Organization	CITY OF ROSEVILLE PARKS & RECREATION
	Agency/Group/Organization Type	Services-Children Grantee Department
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department was asked to identify needs for improvements to public facilities and parks. The agency was asked to review and comment on the draft Annual Action Plan. Inter-departmental consultations assist the City to prioritize funding and to identify trends in public facility needs.
3	Agency/Group/Organization	Roseville Home Start, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
4	Agency/Group/Organization	Seniors First
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
5	Agency/Group/Organization	THE GATHERING INN
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.

6	Agency/Group/Organization	Advocates for Mentally Ill Housing (AMIH)
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
7	Agency/Group/Organization	STAND UP PLACER INC
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the annual CDBG Community Needs Workshop. The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.

8	Agency/Group/Organization	Placer Veterans' Stand Down, Inc
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
9	Agency/Group/Organization	The Salvation Army Roseville Corps
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
10	Agency/Group/Organization	Boys & Girls Club of Placer County
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the annual CDBG Community Needs Workshop. The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
11	Agency/Group/Organization	Saint Vincent de Paul
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the annual CDBG Community Needs Workshop. The agency was encouraged to apply for CDBG funding. The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
12	Agency/Group/Organization	GRID Alternatives North Valley
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.
13	Agency/Group/Organization	Big Brothers/Big Sisters of Greater Sacramento
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was asked to review and comment on the draft Annual Action Plan. Public service agency consultations assist the City to prioritize funding and to identify trends in housing and human service needs.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Resource Council of the Sierras (HRCS)	Serving the homeless community as the CoCs primary concern is addressing the basic needs of the homeless population.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City receives calls throughout the year and makes note of needed projects. The City also attends stakeholder meetings to hear and make note of the needs of the community. Finally, the City holds a community meeting, a public hearing, and publishes a public notice in the local English paper. To address the Spanish speaking community, the City posts the public notice translated to Spanish in the same local English paper, as well as on the City website. The City also attends public meetings put on by the Latino Leadership Council, a local organization comprised of various non-profits and agencies, as well as a local community board at St. Rose, a Spanish-speaking church, in order to provide outreach to the Spanish-speaking community in the region.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	
4	Public Hearing	Non-targeted/broad community	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	See the attached Summary of Citizen Participation.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2019 Annual Action Plan constitutes the fifth year of the Five-year Consolidated Planning period. The City of Roseville has been allocated \$651,910.00 in 2019 Program Year (PY) Community Development Block Grant (CDBG) funding. The City is also re-programming \$13,500.00 in uncommitted prior year funds, from the 2018 Program year.

The City will utilize CDBG funds as well as other Federal, State and local resources, including Section 8 Housing Choice Voucher Rental Assistance Contracts, State Administered HOME funds, and local developer contributions to address housing and community development priority needs.

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities. In addition, at the time of the amendment, the City had \$245,430 in disencumbered Prior Year Resources and \$61,639 in program income available for allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	651,910	61,639	245,430	958,979	0	The \$13,500 carryover funds from the 2018 program year will be utilized towards the AMIH solar project.
HUD-VASH	public - federal	Housing	0	0	0	0	0	See Section 8 resources. 35 VASH vouchers
Section 8	public - federal	Housing	4,600,000	0	0	4,600,000	0	To provide 35 VASH, 75 NED, 14 Mainstream, and 562 regular vouchers and to provide administration of 686 vouchers
Other	public - federal	Other	417,412	0	0	417,412	417,412	On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Consolidated Plan is required for the City to implement CDBG-CV funded activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

CDBG and HOME funds are often coupled with local funds, allowing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes the projects more competitive in various funding competitions. All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the City will be as creative as possible to find other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Until recently, the City owned a piece of land that is located in the Historic District at the corner of Washington Boulevard and Main Street, designated for future development with a 15% affordable housing requirement. The City recently transferred ownership of this property to Meta Housing, Inc., affordable housing developer, to build a permanently affordable 65-unit housing project - Main Street Plaza Apartments. This project is underway and should finish in Fall 2020.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Production of Affordable Rental Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	None	Affordable Housing	CDBG: \$85,500	Rental units constructed: 19 Household Housing Unit
2	Housing and Services to Special Needs Populations	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	None	Non-Housing Community Development	CDBG: \$97,500	Public service activities for Low/Moderate Income Housing Benefit: 1046 Households Assisted
3	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	None	Non-Housing Community Development	CDBG: \$350,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 366 Persons Assisted
4	Planning & Administration	2015	2019	Planning & Administration	None		CDBG: \$130,382	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Rental Assistance	2015	2019	Affordable Housing Non-Homeless Special Needs	None	Affordable Housing	CDBG: \$0 Section 8: \$4,600,000	Tenant-based rental assistance / Rapid Rehousing: 686 Households Assisted
6	Economic Development	2015	2019	Non-Housing Community Development		Prevent, Prepare for and Respond to COVID-19	CDBG: \$187,069 CDBG-CV: \$273,930	Jobs created/retained: 150 Jobs Businesses assisted: 50 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Production of Affordable Rental Housing
	Goal Description	Increase supply of affordable rental housing for the City's lowest-income households.
2	Goal Name	Housing and Services to Special Needs Populations
	Goal Description	Provide housing and services for programs/services for low income residents
3	Goal Name	Public Facilities and Improvements
	Goal Description	Funding for Public Facilities and Improvements in qualified low-income census tracts.

4	Goal Name	Planning & Administration
	Goal Description	Overall management, administration and oversight of CDBG funds for all programs/projects
5	Goal Name	Rental Assistance
	Goal Description	Provide rental assistance through the Housing Choice Voucher Section 8 Rental Assistance Program
6	Goal Name	Economic Development
	Goal Description	<i>Amendment #1 – The COVID-19 pandemic has resulted in massive business closures and layoffs due to State, County and City stay at home orders. Even when the orders are rescinded, City businesses will be fighting the community impacts of COVID-19 for many months to come and unemployment will be a problem, possibly for several years.</i>

Projects

AP-35 Projects – 91.220(d)

Introduction

As discussed in the previous section, AP-20, the City has identified several goals to address housing and community development needs between Fiscal Years 2015 and 2019. On an annual basis, the City will try to achieve as many of these goals as feasible. Below are the proposed Fiscal Year 2019-2020 projects (also known as programs or activities), along with the contingency provision for the awards.

On April 2, 2020, HUD notified the City of Roseville that it would receive \$417,412 of this special allocation, referred to as CDBG-CV funding. CDBG-CV funds must be used to prevent, prepare for, or respond to the COVID-19 virus. Amendment #1 to this Plan is required for the City to implement CDBG-CV funded activities.

Projects

#	Project Name
1	Program Administration (2019-01)
2	AMIH - Solar Project (2019-02)
3	The Gathering Inn - Bathroom Remodel (2019-03)
4	The Lazarus Project - Grove St. Home Construction (2019-04)
5	AMIH - Housing Supportive Services (2019-05)
6	Kids First - Family Mental Wellness (2019-06)
7	Saint Vincent de Paul Society - BAGS Program (2019-07)
8	Seniors First - Meals on Wheels (2019-08)
9	Stand Up Placer - Roseville Victims Services Project (2019-9)
10	The Gathering Inn - Emergency Shelter Services (2019-10)
11	The Gathering Inn - Mental Health Clinician (2019-11)
12	COVID-19 Meals and Nutrition Services
13	COVID-19 Business Assistance

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration (2019-01)
	Target Area	
	Goals Supported	Planning & Administration
	Needs Addressed	
	Funding	CDBG: \$130,382
	Description	Planning for and administration of the CDBG program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide
	Planned Activities	\$570,206 Program administrative costs. General management, oversight, and coordination of CDBG, HOME (State Administered) projects and programs
2	Project Name	AMIH - Solar Project (2019-02)
	Target Area	None
	Goals Supported	Production of Affordable Rental Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$85,500
	Description	This project is Phase 2 of the rehabilitation and conversion of Main Street apartments from market rate housing to become permanent supportive housing units. Installation of a solar system for the 19-unit project will increase energy efficiency, reduce the costs of utilities, and maintain affordability for extremely-low income individuals with disabilities for the life of the project.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	319 Main St, Roseville CA 95678

	Planned Activities	§570.201 (c) Public facilities and improvements §570.208(a) (3) Low/mod housing benefit 14F Rehabilitation: Energy Efficiency Improvements 19 household units Main Street apartments was converted from a market rate 20-unit apartment complex to a 19-unit studio apartment complex with a service office for formerly-homeless individuals with a mental illness. Most residents have a permanent disability and receive their income through SSI or SSDI. This complex will allow them to live independently in their community by providing low income housing for the City of Roseville. As part of Phase 2 of the project rehabilitation and conversion to affordable housing, AMIH is installing a solar system at 319 Main Street to increase energy efficiency, reduce the cost of project and resident utilities, and maintain the complex's affordability and solvency for the future. Installing solar will reduce the utility costs, thus keeping the project budget at projected levels. The solar installation will be Phase 2 of the rehabilitation and conversion of Main Street apartments to become permanent supportive housing units.
3	Project Name	The Gathering Inn - Bathroom Remodel (2019-03)
	Target Area	None
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$446,528
	Description	Demolition and remodeling of existing bathrooms to expand capacity and comply with ADA and CA title 24 codes. Amendment #1 adds an additional \$120,000 to the original allocation of \$326,528 for a total award of \$446,528 to the project to allow for additional costs related to meeting Americans with Disabilities Act (ADA) requirements.
	Target Date	3/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	360 homeless persons
	Location Description	201 Berkeley Avenue, Roseville, CA 95678

	Planned Activities	§570.201 (c) Public facilities and improvements §570.208 (a) (2) LMC Low/mod limited clientele benefit 03C Homeless Facilities (not operating costs) 01 People The specific project scope would be to completely demolish and remodel the two existing bathrooms that guests use which include showers, toilets and sinks; one for women and one for men. There are currently only 2 shower stalls per restroom - this project would expand capacity and include compliance with ADA & CA Title 24 codes. This project is critical for several reasons, primary among them is the safety of the homeless guests. The bathroom facilities have been used by an average of 60 guests per day, 365 days per year for more than 10 years. This incredibly high level of traffic has taken a toll on their condition.
4	Project Name	The Lazarus Project - Grove St. Home Construction (2019-04)
	Target Area	None
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,500
	Description	Home repairs and a new roof and gutters for supportive housing unit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Six homeless women with a mental illness
	Location Description	339 Grove Street Roseville, CA 95678

	Planned Activities	§570.201 (c) Public facilities and improvements §570.208 (a) (2) LMC Low/mod limited clientele benefit 03C Homeless Facilities (not operating costs) 01 People The supportive housing unit that houses six homeless women with a mental illness is in need of various repairs, including a new roof and gutters, and other various home repairs. Deterioration of the home will be reversed and be restored to livable condition. The residents will again have a safe, clean, good condition home to live in. Grove Street home neighbors will not complain about the condition of the home that will again fit nicely into the neighborhood. Restoring the deterioration of the home would stop the further rising costs of repairs.
5	Project Name	AMIH - Housing Supportive Services (2019-05)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	AMIH provides transitional and permanent housing for Placer County residents diagnosed with a mental illness.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 homeless individuals with a mental illness
	Location Description	1112 William Way, Roseville CA 95678

	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 03T Operating Costs of Homeless/AIDS Patients Programs 01 People AMIH provides transitional & permanent housing for homeless Placer County residents diagnosed with a mental illness. AMIH provides over 200 beds each night to a low-income, disabled population who could otherwise be homeless. AMIH's mission is to provide affordable housing & teach residents the independent living skills required to live within their community. This funding will support staff salaries. 1) Case Manager (CM): CM will help individuals apply for mainstream benefits, food stamps, and employment. CM will work with individuals to create a recovery plan, access available Placer County Resources, medication management, medical services, life skills training, & to create a permanent housing plan. Case management will be provided on-site and off-site on an as needed basis. 2) Short Term Rental & Utility Assistance: to house low-income Roseville residents for up to 3 months in our Roseville home called Maureen's House. Short-term rental assistance allows residents to be housed sooner & stabilized quicker; thus lowering hospitalizations & decreasing the strain on community resources. The need for this service was determined by referencing recent homeless surveys including the Roseville Homeless Survey and the 2018 Placer County homeless count. The surveys indicated there are approximately 216 homeless persons in the City of Roseville and 41% of homeless adults have a mental illness. There is a very high need for housing assistance and supportive services so that these individuals may be housed.
6	Project Name	Kids First - Family Mental Wellness (2019-06)
	Target Area	None
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,250

	Description	KidsFirst will provide evidence-based therapeutic intervention and comprehensive case management services targeted to low-income Roseville children, adults, and families in either family, couples, or individual therapy.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	6 LMI families in crisis
	Location Description	124 Main Street, Roseville, CA 95678

	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 05D Youth Services 01 People KidsFirst's Family Mental Wellness program addresses the community's need to provide quality no-cost therapy and case management services. Therapy and case management allows for families to decrease stressors which reduce the risk of child abuse and neglect as well as other unfavorable family outcomes. Helping the families stabilize, develop social networks and able to navigate to resolve their own issues. This helps families heal, cope and thrive to contribute to a strong, vibrant community. With support from this grant, KidsFirst will provide therapy and case management services to 10 children, adults, couples, and families. Each client will receive an average of 14 weekly therapy sessions which equates to \$1,167 per client for both therapy and case management services. For clients needing longer-term treatment, KidsFirst is able to refer families to appropriate external resources and partners or to provide longer-term treatment internally, as appropriate. While engaged in therapy, families receive comprehensive case management services. KidsFirst case managers take on the role of coordinating services from multiple providers, support family-identified goals, and facilitate progress towards self-sufficiency. Case managers help families obtain important resources such as health insurance, CalFresh benefits, housing, career readiness, legal help, etc., thus enabling families to focus on their therapy treatment. Roseville clients leverage funds from other funding sources to be referred internally and take advantage of parenting classes, home visitation, Forever Fathers and engage in peer/support groups, as an example.
7	Project Name	Saint Vincent de Paul Society - BAGS Program (2019-07)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000

	Description	The BAGS program services low-income elderly and disabled adults in Roseville. The goals of the BAGS project are to increase food security, to prevent hunger, and through collaboration with other community social services programs, to allow frail elderly and handicapped adults to continue to live independently.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	85 elderly and disabled persons
	Location Description	503 Giuseppe Court, Suite 8, Roseville, CA 95678
	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 05W Food Banks 01 People The BAGS program serves low-income, homebound, elderly and disabled adults in Roseville. Volunteers deliver groceries to each client monthly. The quantity of groceries delivered is sufficient to prepare a minimum of 9 nutritious meals each month. Saint Vincent initiated this program in 2001 and has been in continuous operation since then. The program helps individuals meet their specific dietary needs by providing appropriate foods from a list prepared by our volunteer nutritionist. The BAGS program serves low income, homebound seniors (age 62 and over) and homebound handicapped persons in the City of Roseville. The goals of the BAGS project are to increase food security, to prevent hunger, and through collaboration with other community social service programs, to allow frail elderly and handicapped adults to continue to live independently.
8	Project Name	Seniors First - Meals on Wheels (2019-08)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,250

	Description	Meals on Wheels will provide frail homebound seniors with daily meals. This funding will impact the number of meals and seniors the program can serve in the City of Roseville.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	70 seniors
	Location Description	Citywide from 12183 Locksley Lane, Suite 205 Auburn, CA 95602
	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 05A Senior Services 01 People The purpose of our Senior Nutrition Program is to ensure that no Placer County senior suffers from hunger or the ill effects of poor nutrition. Our Meals on Wheels Program provides access to nutritious meals to seniors 60+ who are homebound and unable to prepare meals or shop for themselves. It also provides daily wellness checks and social interaction each weekday in an effort to increase mental and physical health among homebound or isolated seniors living in Placer County. Daily visits from Meals on Wheels volunteers has been clearly shown to improve the mental and physical health of seniors (Brown University Center for Gerontology & Health Care Research, 2016). Daily, in-home meal deliveries have also been shown to reduce emergency room visits, hospitalization rates, and nursing home usage.
9	Project Name	Stand Up Placer - Roseville Victims Services Project (2019-9)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	The goal of this program is to assess victims' immediate safety and shelter needs and help them to plan their next steps, provide legal and victim advocacy in-person to victims, and provide victims and their minor children with clinical therapy to help process their trauma.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	400 victims of domestic violence
	Location Description	775 Sunrise Ave. Suites 160 & 200, Roseville, CA 95661
	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 05G Services for Battered and Abused Spouses 05N Services for Abused and Neglected Children 01 People The Roseville Victims Services Project will provide crisis-based services to Roseville victims of domestic violence, sexual assault, and human trafficking. Our goals are to increase access to services needed for safety and recovery from trauma, and to reduce risk factors and enhance protective factors to enhance recovery and resilience. The objectives of the Roseville Victims' Services Program are as follows: 1) Assess victims' immediate safety and shelter needs and help them to plan their next steps; 2) Provide legal and victim advocacy in-person to victims; and 3) Provide victims and their minor children with clinical therapy to help process their trauma. The program activities that support these objectives include crisis intervention, safety planning, clinical therapy, legal advocacy, victim and social services advocacy, court accompaniment, assistance with temporary restraining orders, support groups, and referrals to the safe house and partner agencies when needed. Bilingual services in Spanish are available at the Roseville office to address the needs of the Roseville monolingual Spanish speaking community. Survivors benefit by improving their safety and living conditions and are better able to live productively by addressing the trauma they have experienced. Their children benefit by having a parent that is better able to address their needs, living in a safer environment, and by receiving direct services to address their adverse childhood experiences. The community benefits by a reduction in violence, reduced police responses to intimate partner violence incidents, and by survivors being able to participate fully within the community.

10	Project Name	The Gathering Inn - Emergency Shelter Services (2019-10)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	The shelter supports emergency overnight shelter serving Roseville's homeless population. The shelter provides on-site services 365 days a year to address the needs of the homeless guests that have been barriers to good health, employment and stable permanent housing. These services include basic needs such as showers, clean clothing, hot meals, and overnight shelter, as well as expanded services including medical and dental care, case management, substance abuse programs, Life Skills classes, and mental health services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	360 homeless persons
	Location Description	201 Berkeley Avenue, Roseville, CA 95678

	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 03T Operating Costs of Homeless/AIDS Patients Programs 01 People This funding will support emergency overnight shelter operations serving the homeless population of Placer County and specifically Roseville. This funding will provide comprehensive on-site services 365 days a year to address the needs of our homeless guests that have been barriers to good health, employment and stable, permanent housing. These services include basic needs such as showers, clean clothing, and overnight shelter, as well as expanded services including medical & dental care, case management, substance abuse programs, life skills classes and mental health services. Our primary goal is to improve our ability to integrate the homeless back into the community and connect our guests with the services they need to end their homeless situation. In conjunction with this goal is our sustained effort to improve and expand our collaboration with other local non-profit service providers, community entities, and funders in order to achieve the best possible outcomes for our homeless guests.
11	Project Name	The Gathering Inn - Mental Health Clinician (2019-11)
	Target Area	None
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Mental health services for homeless persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless persons
	Location Description	201 Berkeley Avenue, Roseville, CA 95678

	Planned Activities	§570.201 (e) Public services §570.208 (a) (2) LMC Low/mod limited clientele benefit 03T Operating Costs of Homeless/AIDS Patients Programs 01 People This will partially fund a part-time Mental Health Clinician position. Over the years, we have consistently seen 32%-43% of our guests self-report mental health conditions and these numbers only include self-reported conditions and do not take into account undiagnosed or unreported conditions. Mental health conditions are a primary and ancillary cause of homelessness. By having an on-site Mental Health Clinician available to work consistently with our guests, we have been able to increase our success rate in obtaining permanent housing including permanent supportive housing and treatment. The Mental Health Clinician has been a beneficial addition to the comprehensive on-site services we offer by reducing delays for our guests in medication management, therapeutic appointment scheduling, improving overall health & wellness and assessing & treating guest medical conditions, further reducing emergency room visits.
12	Project Name	COVID-19 Meals and Nutrition Services
	Target Area	
	Goals Supported	Housing and Services to Special Needs Populations
	Needs Addressed	Prevent, Prepare for and Respond to COVID-19
	Funding	CDBG-CV: \$60,000
	Description	Meal delivery to elderly, homeless or low-income persons who are in isolation, quarantine or otherwise unable to obtain food due to the COVID-19 pandemic.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 elderly, homeless or low-income persons who are in isolation, quarantine or otherwise unable to obtain food due to the COVID-19 pandemic will be served.
	Location Description	Citywide

	Planned Activities	Meal delivery to elderly, homeless or low-income persons who are in isolation, quarantine or otherwise unable to obtain food due to the COVID-19 pandemic.
13	Project Name	COVID-19 Business Assistance
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Prevent, Prepare for and Respond to COVID-19
	Funding	CDBG: \$187,069 CDBG-CV: \$273,930
	Description	Loans and grants to small businesses and assistance to microenterprise businesses impacted by the COVID-19 pandemic.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 50 businesses will be assisted and 150 employees will benefit from new or retained jobs, primarily from low-income families.
	Location Description	Citywide
	Planned Activities	Loans and grants to small businesses and assistance to microenterprise businesses impacted by the COVID-19 pandemic.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Some communities have no or very few areas in which 51 percent of the residents are low and moderate income. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. Specifically, Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

The City of Roseville has been determined to be an "exception grantee" under Section 105(c)(2)(A)(ii).

Section 105(c)(2)(A)(ii) is implemented in the CDBG regulations at 24 CFR 570.208(a)(1)(ii), which identifies the following methodology to calculate a grantee's "exception" threshold: all block groups within the grantee's jurisdiction in which people are residing are rank ordered from the highest percentage of low- and moderate-income persons to lowest. The total number of block groups is divided by four. If the percentage of low- and moderate-income persons in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low- and moderate-income threshold for area benefit activities.

HUD publishes a list of CDBG "exception grantees" and the exception threshold for each on its website at <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-exception-grantees/>. Current thresholds are based on the 2006-2010 American Community Survey (ACS). This percentage represents the minimum percentage of low- and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds.

The City of Roseville's exception criteria for FY 2018 is 35.40%. This is unchanged from FY 2017. The City of Roseville will use this LMI threshold to determine where to direct funding in order to address LMI needs in the community.

Geographic Distribution

Target Area	Percentage of Funds
None	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As stated above, since the City has been identified by HUD as an "exception grantee," the City will

allocate funds necessary to address its priorities based on the “upper quartile” census tracts.

Discussion

This optional section not used.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables in this section provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	14
Non-Homeless	726
Special-Needs	0
Total	740

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	630
The Production of New Units	110
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	745

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

One of the goals identified in the Consolidated Plan and the Action Plan is to increase the supply of affordable rental housing for the city's lowest-income households. In order to achieve this goal, the City will do the following:

- The City will continue to implement its 10% Affordable Housing Goal to assist with reducing the cost associated with affordable housing production. The City's Specific Plan process includes the objective of satisfying the affordable housing goal by providing specific parcels in each Specific Plan Area (SPA) with affordable housing obligations. The cost of parcels with affordable housing obligations is below market rate, and additional savings can be achieved by reducing or removing Mello-Roos bonds.
- The City will look for areas to zone parcels to include housing development with a Minor Design Review Permit, reducing costs and increasing predictability for housing development.
- The City will continue to review its fee system and work towards graduated fees as a means of reducing costs of housing development.
- The City will continue to review and modify Subdivision Improvement Standards on an annual basis to ensure properly developed and updated standards to help reduce costs associated with development while balancing basic environmental, health, safety, and welfare needs.
- The City will continue to educate its citizens regarding the necessity of providing affordable housing to support job growth. The City will continue to monitor any community opposition to affordable housing projects in an effort to remove negative perceptions. Education efforts will include presentations at City meetings, various service organizations, and community groups, as well as preparation of articles for the local newspaper, City newsletters, and posted on the City's website.

The City will continue to encourage developers to meet with interested parties before the public meetings regarding affordable housing development. Initiating public participation early in the planning process will allow interested parties to have their questions and concerns addressed and avoid unnecessary and costly delays.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or operate public housing units. The Roseville Housing Authority (RHA) administers 686 Housing Choice Vouchers, of which approximately 125 are in the City of Rocklin. The 686 includes 35 HUD-VASH (Veterans Affairs Supportive Housing), 75 NED (non-elderly disabled), and 14 Mainstream vouchers. The RHA has a current waiting list that opened in FY 17/18.

While the City does not provide public housing units, the units created with the funds allocated to affordable housing often include social services that are coordinated with organizations providing services throughout Placer County.

Actions planned during the next year to address the needs to public housing

The City of Roseville Housing Division provides homeownership resources to families in low-income areas in cooperation with the City's resources. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development including micro-loans. The FSS program also encourages families to participate in financial wellness programs including financial literacy and credit repair with an emphasis on long-term independent financial stability.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City does not own or operate any public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Roseville Housing Authority has been designated as a high performer for the last fourteen years.

Discussion

This optional section not used.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As discussed in the Plan, the City participates in the Homeless Resource Council of the Sierras (HRCS) [Nevada-Placer Continuum of Care, N-P CoC] and the Placer Consortium on Homelessness (PCOH) to develop and implement the 10-Year Homeless Action Plan. The CoC's 10-Year Homeless Action Plan and its annual submissions to HUD reflect the demographics, needs and available shelter, housing, and services in order to provide a cohesive homeless services system throughout the county. The goals and strategies outlined below are those of the entire region rather than for the City alone and are based on the five-year goals discussed in greater detail in the Plan (SP-60 Homelessness Strategy). Homeless and other special needs activities to be undertaken directly by the City are noted in the discussion section below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- City staff has supported and participates in HRCS' implementation of coordinated entry for all households who are entering the homeless system or are at risk for homelessness. City staff is the chair of the Outcomes and Measurements Committee tasked with improving Coordinated Entry efficiency and management of the By Name list.
- Reach out to homeless households (especially unsheltered persons) and assess their individual needs with coordinated entry and a common assessment tool; collect information to determine the underlying issues and risk factors and develop a plan to address those issues.
- Reduce recidivism through system-wide implementation of evidenced-based practices known to effectively address trauma and address cycles into homelessness.
- Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs.
- The City has implemented a homeless prevention and rapid rehousing program through local grants to non-profit agencies who utilize the funding for this need.
- The City has supported low and no-barrier approaches to housing and has implemented outcome-based reporting that uses measurements to assess appropriate use of funds and program success.

Addressing the emergency shelter and transitional housing needs of homeless persons

Short-term strategies include but are not limited to the following:

- Expanding street outreach efforts to prioritize the needs of persons living outside, especially

those whose health is compromised. These efforts are being extended through the Social Services Unit of the Police Department and the County's Whole Person Care program.

- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through rental assistance and case management addressing specific barriers to obtaining and retaining housing. Through the Placer County Housing Coordinators, Roseville Housing vouchers, and the Whole Person Care staff noted above, more individuals are existing to permanent housing options.
- Expanding economic opportunities to help participants achieve long-term housing stability by coordinating services with local employment training agencies and banks to offer budgeting and financial literacy workshops. Salvation Army Roseville is implementing a financial literacy program and both local emergency shelters in Placer now offer a Ready to Rent program. Additionally, local employers are reaching out with new opportunities, including a range of jobs with required skill-level and opportunities for training.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Emergency Solutions Grants and CoC interim regulations encourage providing homeless households with housing quickly, and only availing supportive services to households that are of greatest need to support stable housing. Other needs the household may have should be addressed through existing mainstream resources available in the community. This reflects a new emphasis on both homeless prevention and rapid rehousing. The CoC's Performance Measurement and Goals, including national benchmarks, achievements, and annual and five-year goals, are discussed in greater detail in SP-60.

The performance measures are listed below.

- Shorten the average length of stay in emergency shelters and transitional housing for households exiting to permanent housing. This is occurring through local homeless prevention and rapid rehousing programs.
- Increase the percentage of households exiting emergency shelters and transitional housing to permanent housing. This is occurring through local homeless prevention and rapid rehousing programs.
- Reduce the number of households re-entering the homeless system after exiting to permanent housing. Additional support is provided through a variety of County case management systems, and work is being done to assess cycles into homelessness and reduce occurrences of individuals and families cycling in and out of homelessness.
- Increase the percentage of permanent supportive housing participants achieving housing

stability. The City of Roseville is working on the development of permanent supportive housing units and group care homes, and partnering with the County of Placer on their efforts.

- Increase the percentage of participants exiting with employment income. Staff is working within the CoC and Rating and Ranking Committee to promote increases to the percentage of participants who exit with income from sources other than employment.
- Increase the percentage of participants exiting with non-cash mainstream benefits. Staff is working within the CoC and Rating and Ranking Committee to promote increases to the percentage of participants who exit with income from sources other than employment.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Foster Care

In the region, Nevada County and Placer County and their Offices of Education are the primary agencies responsible for foster youth services. They are active CoC members and have taken the lead in developing, implementing, and improving transition planning for foster youth. Their efforts have included: creating Special Multi-Agency Resource Teams in the development of system advocacy to address the needs of individual youth; providing foster youth services to ensure youth have the education, skills, and opportunity to obtain further education and employment; providing referrals to the independent living skills programs; and referring transition-age youth to mental health programs to assist those moving from the children's system of care to adult services. Exiting youth routinely go to market-rate housing (typically shared housing with other young people), Transitional Housing Plus Program Placement, Sierra College dormitories, and extended foster care (allows aging out foster youth to stay in the program through age 21).

Health Care

Placer County and the Sutter and Kaiser Health systems fund an Interim Care Project (ICP) for homeless people being discharged from the Auburn or Roseville hospitals. Homeless people can recuperate in the ICP house, recently expanded through Whole Person Care and managed by The Gathering Inn. Case management is provided so that permanent housing can be obtained by the time the person is medically able to leave. Also, Wellspace and Sutter Medical provide the T3 (Triage, Transport, Treat) program to provide wrap-around community services addressing the needs of frequent users of emergency rooms. The T3 program has developed a housing program. Both Whole Person Care and Adult Systems of Care have hired homeless outreach coordinators with County program funds, including Mental Health Services Act (MHSA) Prevention and Early Intervention funds. The coordinators work

closely with mental health services, hospitals and care centers to advocate for services for these clients. Local health care providers are also working with local service providers to decrease instances of discharging individuals back into homelessness.

Discussion

Mental Health

Both counties have a full range of housing options for persons coming from institutions. These are not funded by HEARTH Act. Both counties have created more housing for homeless people using MHSA funds. Both Nevada County and Placer County serve persons diagnosed with chronic and persistent mental illness who are functionally impaired due to mental illness. The CoC goes from extremely restrictive and intensive services at locked facilities and hospitals to independent living in the community. Additional care and support are provided at transition times, especially during discharge from any facility. The Adult System of Care (ASOC) Adult Reintegration Team or Turning Point staff interviews persons prior to discharge from residential institutions; steps are taken to ensure the person will have the means to support their housing upon discharge. A forensics supervisor works with people in state hospitals to coordinate the release of mentally disordered offenders and those in the conditional release program. Additionally, Advocates for Mentally Ill Housing (AMIH) works to provide a range of housing options for individuals with mental illness, including transitional, permanent supportive housing, and peer support housing options.

Corrections

State: AB 109 shifted some criminal justice responsibilities from the state prisons and parole board to local county officials and superior courts.

Local: Each county has developed its own Realignment Plan. CoC members in each county participated in AB 109 planning. They have advocated for funds to provide housing so that inmates do not become homeless upon release. They have also educated the other providers that HUD-funded housing should not be used except for those inmates who were homeless before they were incarcerated. ASOC stations a social worker in the jail to identify and assist those with mental illness during incarceration and upon release. Through the “Stepping Up” Initiative, measures have been taken to reduce incarceration and cycles of incarceration for individuals with mental illness. A protocol has been developed to reduce inmates discharged into homelessness. The County Jail, California Forensic Medical Group, ASOC, Sierra Foothills AIDS Foundation (SFAF), and other providers meet quarterly to improve the protocol. There is someone on call 24/7 to take immediate action when someone is being released from the jail and needs placement in the community. SFAF can provide motel vouchers.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Potential constraints to housing development in Roseville vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

An analysis of some of these potential constraints is detailed in the Roseville Housing Element. Following is a summary of some potential constraints.

Development Process: To expedite project facilitation and provide internal support to project applicants, the City established the Economic Development Advisory Committee to function as a liaison building relationships between the City and the development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

Fee Structure: The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. The City's Development Services Department will work with the Economic Development Advisory Committee. The City recognizes that fees can affect the cost of construction and of affordable housing in the community.

Subdivision Improvement Standards and Zoning Ordinance: The City will review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare.

Affordable Housing: The City will assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

Rental Housing: The City will analyze implementation of a Mortgage Revenue Bond Program for both owner-occupied and rental properties.

Land Costs, Construction, and Financing: Land, construction, and financing costs represent a significant constraint to residential development; developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private

lenders are concerned with the financial returns for these types of projects; as a result, additional financing and subsidy from state and federal funding sources for affordable projects are necessary.

Non-Governmental Constraints: Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with low and moderate incomes.

Discussion:

This optional section not used.

AP-85 Other Actions – 91.220(k)

Introduction:

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Changes to tax credit scoring and the limited amount of state housing funds, coupled with the loss of Redevelopment Low and Moderate Income Housing funds as a result of the dissolution of statewide redevelopment agencies, have impacted the City's ability to implement its goals. While the City actively seeks additional funding opportunities and will continue to do so, its ability to address underserved needs depends largely on the availability of additional resources.

Actions planned to address obstacles to meeting underserved needs

As stated throughout the Plan, housing is considered a high priority. Accordingly, the City prioritizes the use of any CDBG and HOME funding it receives for the development of affordable housing (including preservation and conservation) that serves low-income households and works to address homelessness.

Actions planned to foster and maintain affordable housing

As stated throughout the Plan, housing is considered a high priority. Accordingly, the City prioritizes the use of any CDBG and HOME funding it receives for the development of affordable housing (including preservation and conservation) that serves low-income households and works to address homelessness.

Actions planned to reduce lead-based paint hazards

The State of California requires that construction activities involving lead-based paint must be performed in a manner that eliminates existing lead hazards and avoids creating new lead poisoning hazards for children and other occupants, as well as for the workers themselves. The State's website provides information on certified inspectors/assessors, project monitors, supervisors, and workers that can be used in lead-based paint abatement.

The County of Placer has implemented the Childhood Lead Poisoning Prevention program (CLPP), funded through the California Department of Public Health, which employs a team of health professionals who provide services to parents, healthcare providers, and the general public. The team is comprised of registered environmental specialists, public health nurses, and health educators. The CLPP program provides services in two major ways: (1) case management and source identification for lead poisoned children; and 2) outreach and education to the community and targeted groups.

The City has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Housing Choice Voucher Program, borrowers/occupants of the City's Owner-Occupied Housing Rehabilitation Loan Program, and homebuyers who use HOME and CDBG funds, warning them of the hazards of lead-based paint. Additionally, all units that are rehabilitated with

CDBG and HOME funds are subject to lead-based paint compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City hopes to reduce the number of poverty-level individuals and families by targeting CDBG, HOME, and/or other funds to projects that will provide affordable housing units and related services to foster self-sufficiency. The City does not have the resources or the capacity to increase the incomes of poverty-level persons; however, the City does act to reduce the housing costs for these individuals with the Housing Choice Voucher Program, CDBG, and City-sponsored affordable housing units, all of which serve low-income residents.

Actions planned to develop institutional structure

CDBG and HOME funds received by the City are administered by the Housing Division, the City office responsible for administering affordable housing programs and Public Services.

The City has overcome gaps in its institutional structures by directing the Housing Division to provide policy guidance and administer the City's various housing programs.

The City relies on private, nonprofit organizations as well as for-profit developers to build new affordable units and to rehabilitate existing housing units. City staff will continue to work closely with these entities to ensure that as many new affordable units are produced as possible each year. The City also relies on the nonprofit service sector to provide emergency shelter, transitional and special needs housing, and services to the homeless population. The City will continue to support these organizations and their activities to the fullest extent possible.

Actions planned to enhance coordination between public and private housing and social service agencies

The City relies on private nonprofit organizations and for-profit developers to build and acquire, develop, and rehabilitate affordable units. The Roseville Housing Authority and the City will continue to work closely with these entities to ensure that each year as many new affordable units are produced as possible.

The City also relies on the nonprofit service sector to provide emergency shelter and transitional and special needs housing. The City will continue to support these organizations and their activities.

Discussion:

This optional section not used.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City has six goals to address housing and community development needs for Program Year 2019:

- Increase supply of affordable rental housing for the City's lowest income households.
- Preserve existing affordable housing stock.
- Provide housing and services to special needs populations.
- Increase access to homeownership opportunities for City residents.
- Provide funding for public facilities and improvements.
- Promote economic development activities in the City.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

This percentage applies to this year's 2019-20 Annual Action Plan. All of the proposed activities for the 2019-20 cycle are estimated to assist persons of low and moderate income.



Citizen Participation Plan



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I. INTRODUCTION

The City of Roseville is required by federal regulation (Section 24 of the Code of Federal Regulations, Part 91) to have a detailed Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds. This Citizen Participation Plan must be available to the public.

A. Purpose

Federal regulations require that the Citizen Participation Plan both provide for and encourage public participation, emphasizing involvement by low-income persons, especially those living in low-income neighborhoods. The U.S. Department of Housing and Urban Development (HUD) expects the City to take whatever actions are appropriate to encourage the participation of low-income populations, persons of racial or ethnic minorities, persons with limited English proficiency, senior citizens, persons experiencing homelessness and persons with disabilities.

B. The Role of Lower-Income Persons

Federal regulations declare that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities, principally for low-income persons.

Since the amount of federal CDBG funds that the City receives each year from HUD is based upon the level of both poverty and substandard housing conditions in Roseville, it is necessary that public participation genuinely involve lower-income residents who experience these conditions. Involvement by low-income residents is encouraged at all stages of the process, including needs and activities determination as well as funding allocations.

C. The Consolidated Plan Process

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in federal regulation. In general, these stages or events include the following:

1. Identification of housing and community development needs through

a combination of data research and public outreach. Preparation of a draft use of funds for the upcoming year called the proposed Annual Action Plan.

2. Initially and every five years thereafter, there will be the development of a proposed new Consolidated Plan which includes a Five-Year Strategic Plan; and an Analysis of Impediments to Fair Housing.
3. Formal approval by elected officials of a final Annual Action Plan and/or Five-Year Strategic Plan and Analysis of Impediments to Fair Housing.
4. On occasion during the year, it might be necessary to change the use of the money already budgeted in an Annual Action Plan, or to change the priorities established in the Five-Year Strategic Plan. In that case an Amendment will be proposed, considered, and acted upon.
5. After a program year is complete a Consolidated Annual Performance and Evaluation Report (CAPER) must be drafted for public review and comment, and then sent to HUD.

II. CITIZEN PARTICIPATION

A. Citizen Participation Plan

The Citizen Participation Plan is designed to facilitate and encourage public participation in the Consolidated Plan process. In particular, the Citizen Participation Plan seeks to encourage the involvement of low- income persons.

Federal programs providing the funds covered by this Citizen Participation Plan require for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of federal regulations, the City of Roseville will use the following procedures for the adoption and any subsequent changes to its Citizen Participation Plan:

- Public notice in *The Press Tribune* (local newspaper) and on the City's website at least one day in advance of a public comment period in English and Spanish;
- E-mail notification to the Placer Collaborative Network (PCN) ListServ, or other comparable, local non-profit consortium;

- Public comment periods are typically 30 calendar days (with the exception of periodic annual review, which is 15 calendar days);
- During the public review and comment period, the document will be available for review at the following four Roseville locations:
 - The City’s Housing Division Office, Civic Center, 311 Vernon Street;
 - The Downtown Library (225 Taylor Street);
 - The Martha Riley Community Library (1501 Pleasant Grove Boulevard);
 - The Maidu Library, 1530 Maidu Drive; and,
 - On the City’s Housing Division website, www.roseville.ca.us/housing.

Copies of the document will be available to the public free of charge within five days of a request.

- A public hearing will be held before the Roseville City Council. Translation services will be available when requested five business days in advance of the meeting.
- Adoption by a majority vote of the Roseville City Council.

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan unless waived or approved by HUD. Any amendments will require the same steps as noted above: public notice, public review, a public hearing, and City Council adoption.

B. Consolidated Plan, Annual Action Plan and Analysis of Impediments to Fair Housing

The Consolidated Plan is a five-year plan that identifies the needs of low-income persons and areas of the City and sets forth a five-year strategy to address those needs. The Action Plan identifies the specific needs to be addressed each year based on the priorities established in the Consolidated Plan’s five-year strategy. The Analysis of Impediments to Fair Housing (AI) is review of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goal. The AI informs the City’s fair housing policies and goals in the Consolidated Plan.

The following steps outline the opportunities for public involvement in the Consolidated Plan and Annual Action Plan:

1. Preparation

In order to identify the needs of low-income persons and areas of the City, priorities must be set in order to decide which needs should receive more attention and resources than other needs. In order to solicit community input, which is essential to determining these needs and priorities, the City will:

- Consult with local public agencies that assist low-income persons and areas, including City staff, State and Federal agencies, neighboring local governments, and regional agencies. Consult with private agencies, including local non-profit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, non-profit housing developers, social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.) and the business community.
- Publicly notice and conduct a public meeting and community survey to solicit input on needs and priorities.
- To encourage participation of low-income residents, notices will be sent to homeless service providers, affordable housing managers, senior services providers, youth services providers and the Roseville Housing Authority with a request that the notice be posted in a common area available to clients. Agencies primarily serving a population with limited English proficiency will be contacted and asked to assist with publicizing the public meeting and community survey, and with translation of materials if needed.
 - The City will issue a Notice of Funding Availability (NOFA) included as part of its public notice for the community meeting for the Annual Action Plan. The notice will identify the amount of CDBG funds available for CDBG eligible activities. Technical assistance workshop(s) regarding the funding process will be provided to interested organizations.
- Develop an assessment of needs in Roseville as well as a Strategic Plan to address those needs.

- Publicly notice a 30-day review and comment period where a complete draft of the Consolidated Plan and/or Annual Action Plan will be made available to the public.
- Conduct a public hearing before the City Council prior to adoption of the Consolidated Plan and/or Annual Action Plan.

2. Adoption

As noted above, the City will provide opportunities for citizen involvement in the Consolidated Plan process prior to adoption. These include:

- Community surveys available in English and Spanish.
- Public meetings noticed in the local newspaper, *The Press Tribune* (local newspaper) and on the City's website in English and Spanish.
- E-mail notification to the Placer Collaborative Network (PCN) ListServ, or other comparable, local non-profit consortium;
- Consultations with local service providers serving low-income, elderly, youth and disabled populations;
- A public meeting on needs and priorities for the Consolidated Plan/Annual Action Plan.
- A public notice announcing the 30-day review and comment period and public hearing for the Draft Consolidated Plan and/or Draft Annual Action Plan in *The Press Tribune* (local newspaper), at the Civic Center, and on the City's website. The notice will list the locations where the document(s) will be available for review and the notice will be posted prior to the start of the comment period. Notices will be in English and Spanish.
- The Draft Consolidated Plan and/or Draft Annual Action Plan will be available at the following locations in Roseville:

- The Housing Division Office, 311 Vernon Street;
- The Downtown Library (225 Taylor Street);
- The Martha Riley Community Library (1501 Pleasant Grove Boulevard);
- The Maidu Library, 1530 Maidu Drive; and
- On the City's Housing Division website,
www.roseville.ca.us/housing

The Draft Consolidated Plan and/or Draft Annual Action Plan will be made accessible to persons with disabilities upon request. In addition, a reasonable number of free copies will be provided to citizens or groups requesting copies the document(s).

- A public hearing before the Roseville City Council prior to adoption of the Consolidated Plan and/or Annual Action Plan.
- In preparing the Final Consolidated Plan and Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that presents all comments, and explains why any comments were not accepted.
- At the end of the 30-day comment period, the Roseville City Council will consider adoption of the Consolidated Plan and Annual Action Plan. The documents will be adopted by a majority vote of the Roseville City Council at a publicly noticed meeting of the Council.

3. Amendments

The Consolidated Plan or Annual Action Plan will be amended anytime there is a change in one of the priorities presented on the HUD-required Priority Table; a change in the use of money to an activity not mentioned in the final Annual Action Plan; or, a change in the purpose, location, scope, or beneficiaries of an activity (described more fully later). The public will be notified whenever there is a “Substantial Amendment” as defined below:

- A change in the use of CDBG funding, of more than 15 percent of the City’s total annual grant amount, from one activity to another (i.e., “reprogramming” of CDBG funds).
- Funding of an activity type not described in the Annual Action Plan.
- Changing the priorities contained in the Five-Year Strategic Plan of the Consolidated Plan.
- Increasing or reducing the amount allocated to an activity by more than 50 percent.
- A change in the purpose, location, scope, or beneficiaries of an activity:
 - The activity will no longer principally benefit the targeted population as identified in the Action Plan (e.g., senior citizens in certain areas, low-income homeowners, and residents of X neighborhood instead of Y neighborhood).
 - The activity will no longer address the low-income need identified in the Action Plan or the activity ceases to address the elimination of slums and blight as identified in the Action Plan.
 - The activity location of an area-benefiting activity changes so that the completed activity will principally serve beneficiaries other than those originally intended.
 - The scope of the activity has increased to the point where its completion with project funds would result in the inability to carry out another approved activity, or would necessitate reducing the scope of another activity

to a point where it would not accomplish its intended purpose.

There must be reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review it and comment on it. Notice will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Substantial Amendments:

- There will be notification of and availability of a proposed Substantial Amendment before there is a public hearing to act on the Amendment.
- A written description of the proposed Substantial Amendment will be made available to the public at no cost within five working days of a request. Also, copies will be available at the locations indicated in this Citizen Participation Plan under "Public Access to Information".
- There will be a public hearing regarding the proposed Substantial Amendment. This public hearing will not take place until the public has had 30 days to review the proposed Substantial Amendment.
- In preparing a Final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Substantial Amendment will provide a comment section which will include all comments, as well as responses.

C. Consolidated Annual Performance Report

Every year, the City of Roseville must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the close of the program year. In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low-income people. The following steps outline the opportunities for public involvement in the CAPER:

- Public notice will be made according to the procedures described later in this Citizen Participation Plan. The public notice will identify a 15-day public review and comment period for the CAPER.

- During the 15-day public review period, the document will be available for review at the following locations in Roseville, (Civic Center, 311 Vernon Street):
 - Housing Division Office; and
 - The City's Housing Division website, www.roseville.ca.us/housing
- Careful consideration will be given to all written comments submitted by the public. These comments will be addressed in the CAPER.
- The CAPER will be adopted by a majority vote of the Roseville City Council at a publicly noticed meeting.

III. PUBLIC NOTICE

A. Public Notice Requirements

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan, Five- Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings and all public meetings such as the City Council and other City committee and commission meetings relating to the funds or planning process covered by this Citizen Participation Plan. All notices will be published in English and Spanish

B. "Adequate" Public Notice

Adequate advance notice is considered "timely" if given with enough "lead-time" for the public to take informed action. The amount of lead-time can vary, depending on the event. The content of notices will give residents a clear understanding of the issue being announced.

C. Forms of Public Notice

The City of Roseville Housing Division staff will ensure adequate advance notice of all public meetings and hearings. Adequate noticing will include:

- Publishing notices in *The Press Tribune* 30 days prior to the public meetings and hearings, as well as concurrently:
 - Posting notices at City Hall;
 - Posting notices on the City of Roseville’s Housing Division website, www.roseville.ca.us/housing; and
 - E-mailing notification to the Placer Collaborative Network (PCN) ListServ, or other comparable, local non-profit consortium.

IV. PUBLIC HEARINGS

Public hearings are required by federal regulation in order to obtain the public’s views, and to provide the public with the City’s responses to public questions and proposals.

Federal regulations requires public hearings at all stages of the process, including at least a hearing about community needs, a public hearing to review proposed uses of funds, and a public hearing to assess how funds were spent during the previous program year.

Public hearings will be held only after there has been adequate notice as described in the Public Notice section of this Citizen Participation Plan, including a legal notice in *The Press Tribune* (local newspaper) 30 days prior to the public hearing. Public hearings will usually be held in the evening at a time convenient to most residents, especially those who might benefit from the use of funds.

Public meetings may be held at the Roseville City Council Chambers, other City Hall locations, and the Public Library all of which are accessible by public transportation. Public meetings may be held at these locations; however, the final approval and adoption of the Annual Action Plan, Five-Year Strategic Plan, and CAPER will be conducted at the Roseville City Council Chambers in the Civic Center. During the Public Hearing process all of these locations are accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

V. PUBLIC ACCESS TO INFORMATION

As required by federal regulation, the City of Roseville will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The City will also provide reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by federal regulation, the City will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds (such as City Council meetings, Planning Commission meetings, and other City committee and commission meetings, etc.)

A. Consolidated Plan Documents

Consolidated Plan documents include the Annual Action Plans, the Five-Year Consolidated Plan, and Consolidated Annual Performance Evaluation Report (CAPER) as well as Substantial Amendments to either the Annual Action Plan or the Five-Year Strategic Plan, Consolidated Annual Performance and Evaluation Reports, and the Citizen Participation Plan.

B. Availability of Consolidated Plan Documents

In the spirit of encouraging public participation, copies of Consolidated Plan documents will be provided to the public at no cost and within five days of a request. These materials will be available in a form accessible to persons with disabilities, when requested.

C. Location of Documents

Consolidated Plan documents will also be available at the following locations during their respective review periods:

- Housing Division Office (Civic Center. 311 Vernon Street; Phone: 916-774-5270)
- The City of Roseville's Housing Division website.
www.roseville.ca.us/housing

Copies of the final and draft versions of the documents are available at the Housing Division Office, located at 311 Vernon Street, Civic Center.

VI. TECHNICAL ASSISTANCE

City staff will work with organizations and individuals representative of low-income people who are interested in submitting a proposal to obtain funding for an activity. All potential applicants for funding are encouraged to contact City staff for technical assistance before completing a proposal form.

This technical assistance may include:

- Publishing instructions on how to fill out forms/applications;
- Conducting workshops to explain: (1) the process for submitting proposals and (2) federal and local requirements;
- Providing comments and advice on the telephone or in meetings; and
- Reviewing and commenting on draft proposals.

The City will also provide ongoing assistance to CDBG-funded agencies as needed to help them maintain their eligibility for full funding.

VII. COMMENT AND COMPLAINT PROCEDURES

The City of Roseville will provide a period of at least thirty (30) days to receive comments on the draft Consolidated Plan and on any Substantial Amendments. The 30-day period may start on the date the document is available to the public. The City must also provide public notice regarding the availability of documents and the dates of the 30-day comment period.

For performance reports, the City will provide at least fifteen (15) days to receive public comments.

The City will consider all comments received. The City will respond to all complaints, in writing, within fifteen (15) days. All comments and responses will be attached to each document.

VIII. ACCOMMODATION OF PERSONS WITH SPECIAL NEEDS

The City complies with the Americans with Disabilities Act, and will make accommodations for persons with special needs. Public meetings and the review of Consolidated Plan documents will be held at the City Council chambers or other Civic Center locations, and the Roseville Downtown Public Library, all of which are accessible to people with disabilities. Additional provisions including provision of documents in an accessible format will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

IX. ANTI-DISPLACEMENT

If, as a result of a program activity, any residential displacement and relocation must occur, the City of Roseville ensures that it will develop an Anti-Displacement and Relocation Plan in connection with that project in accordance with federal regulations. Specifically, the City will comply with the anti-displacement and relocation requirements of the Uniform Relocation Act and the Housing and Community Development Act of 1974, as amended, and implementing regulations of 24 CFR Part 42.

X. EMERGENCY RESPONSE PROCEDURES

In response to a declared emergency, the City of Roseville may opt to use virtual public meetings or public hearings; shorter public comment periods; and/or alternative public noticing methods; provided these alternative measures are in response to the emergency and comply with the City's emergency response policies and procedures. If virtual public hearings are conducted, they will be publicly broadcast and will allow for questions and comments from citizens. Translations will be available with a five day notice prior to the hearing.

XI. GLOSSARY

Annual Action Plan: This document allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG program. It is submitted to HUD 45 days prior to the start of the City's fiscal year (no later than May 17th) and is developed in accordance with federal regulations (24 CFR Part 91).

Program Year: The "program year" chosen by the City of Roseville is July 1st through June 30th, which is the same as the City's fiscal year.

Citizen Participation Plan: This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the City's CDBG program, especially by low-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91).

Community Development Block Grant (CDBG) Program: This is a federal grant program administered by the U.S. Department of Housing

and Urban Development (HUD). The program allocates money to eligible cities and counties throughout the nation to assist low-income households and neighborhoods. The grant program may be used for such activities as housing rehabilitation, public services, and community development activities such as the construction or rehabilitation of community facilities and economic development.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress in carrying out the Consolidated Plan and Annual Action Plan. The report is prepared annually by the City in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the City's fiscal year (September 30th).

Consolidated Plan: This document serves as the City's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low-income persons and areas in the City. It typically covers a five-year time period. It is submitted to HUD 45 days prior to the start of the City's fiscal year (no later than May 17th) and is developed in accordance with federal regulations (24 CFR Part 91).

Consolidated Plan Documents: These include the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

Low-Income Households: These are households earning no more than 80 percent of the area median income. They are broken down into the following income designations

- **Extremely Low-Income:** Households with incomes no more than 30 percent of the area median family income, adjusted for household size.
- **Very Low-Income:** Households with incomes between 31 and 50 percent of the area median family income, adjusted for household size.
- **Low-Income:** Households with incomes between 51 and 80 percent of the area median family income, adjusted for household size.

Low-Income Neighborhood: In general, this is defined a census tract(s) or block group(s) where a minimum of 51 percent of the

residents are from low-income households (not exceeding 80 percent of the area median family income). HUD may provide an exception to the 51% requirement for communities with few or no qualifying areas. “Exception Grantee” status may change each year, depending on HUD calculations of income estimates.

Median Family Income (MFI): HUD surveys major metropolitan areas annually to develop an index of median family income by household size. Most CDBG-funded activities and programs must benefit primarily low-income households.

RESOLUTION NO. 20-199

APPROVING A FIRST AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE GATHERING INN, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a First Amendment to Community Development Block Grant Agreement for the bathroom and shower facilities renovation project at 201 Berkeley Avenue, by and between the City of Roseville and The Gathering Inn, has been reviewed by City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT
FOR BATHROOM AND SHOWER RENOVATION PROJECT**

Grant No. B-19-MC-06-0043

CFDA14.218

THIS FIRST AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”) and The Gathering Inn, a California nonprofit corporation (“SUBRECIPIENT”).

W I T N E S S E T H:

WHEREAS, CITY and SUBRECIPIENT previously entered into a Community Development Block Grant Agreement dated November 20, 2019, (“Agreement”) regarding bathroom and shower renovation project (“Project”);

WHEREAS, CITY desires to amend the Agreement to extend the term.

NOW, THEREFORE, the parties agree as follows:

1. Section 3 of the Agreement shall be amended by adding an additional sentence to read as follows:

“The term of this Agreement shall be extended to January 31, 2021.”

2. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20 __, and SUBRECIPIENT has caused this First Amendment to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

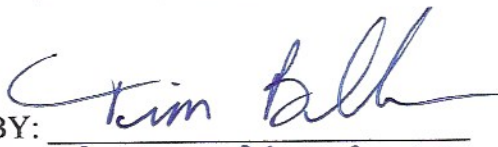
APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

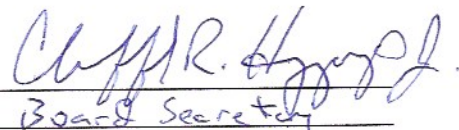
APPROVED AS TO SUBSTANCE:

BY: _____
LAURA MATTEOLI
Economic Development Director

THE GATHERING INN, a California
nonprofit corporation

BY: 
its: BOARD PRESIDENT

and

BY: 
its: Board Secretary

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and SUBRECIPIENT has caused this First Amendment to be executed.

CITY OF ROSEVILLE, a
municipal corporation

THE GATHERING INN, a California
nonprofit corporation

BY: _____
DOMINICK CASEY
City Manager

BY: _____
its: _____

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Laura Matteoli
LAURA MATTEOLI
Economic Development Director

RESOLUTION NO. 20-200

APPROVING A FIRST AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ADVOCATES FOR MENTALLY ILL HOUSING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a First Amendment to Community Development Block Grant Agreement for the Main Street solar project, by and between the City of Roseville and Advocates for Mentally Ill Housing, has been reviewed by City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT
FOR MAIN STREET SOLAR PROJECT**

Grant No. B-18-MC-06-0043

CFDA 14.218

THIS FIRST AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”) and Advocates for Mentally Ill Housing, Inc., a California nonprofit corporation (“SUBRECIPIENT”).

W I T N E S S E T H:

WHEREAS, CITY and SUBRECIPIENT previously entered into a Community Development Block Grant Agreement dated November 20, 2019 (“Agreement”) regarding Main Street solar project (“Project”);

WHEREAS, CITY desires to amend the Agreement to extend the term.

NOW, THEREFORE, the parties agree as follows:

1. Section 3 of the Agreement shall be amended by adding an additional sentence to read as follows:

“The term of this Agreement shall be extended to January 31, 2021.”

2. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and SUBRECIPIENT has caused this First Amendment to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

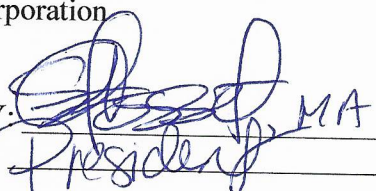
APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
LAURA MATTEOLI
Economic Development Director

ADVOCATES FOR MENTALLY ILL
HOUSING, INC., a California nonprofit
corporation

BY:  MA
its: President

and

BY: 
its: SECRETARY

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and SUBRECIPIENT has caused this First Amendment to be executed.

CITY OF ROSEVILLE, a
municipal corporation

ADVOCATES FOR MENTALLY ILL
HOUSING, INC., a California nonprofit
corporation

BY: _____
DOMINICK CASEY
City Manager

BY: _____
its: _____

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Laura Matteoli
LAURA MATTEOLI
Economic Development Director

ORDINANCE NO. 6229

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds from the Coronavirus Air, Relief, and Economic Security (CARES) Act funding to the Community Development Block Grant fund, per request of the Housing Department, as listed on the attached Request for Budget Adjustment totaling \$417,412.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Trisha Isom, Housing Manager (x1239) **FISCAL YEAR:** FY2020
PREPARER NAME & TITLE: Melissa Hagan, Administrative Analyst II (x5476) **COUNCIL DATE (if applicable):** 5/20/2020
DEPARTMENT/DIVISION: Economic Development / Housing **ORDINANCE:** _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2201	5301	54011	n/a	57,500	Professional Services - Thurmond Consulting
2201	5301	54011	n/a	25,982	General Administration staff costs
2201	5573	54011	n/a	333,930	Econ Development Small Business Deferred Micro Loans
TOTAL				417,412	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2201	4401	54011	n/a	417,412	CARES ACT-CDBG Supplemental Funding for COVID-19
TOTAL				417,412	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
				-	
TOTAL				-	

Justification for Budget Adjustment:

Federal Department of Housing and Urban Development (HUD) CARES ACT Supplemental CDBG funding to mitigate effects of COVID-19 on the economy. City of Roseville has been awarded \$417,412 based on the Office of Community Planning and Development's (CPD) formula allocations. The funds will be used for the CDBG Business Assistance program to grant and loan up to \$20,000 in CDBG funds per Roseville business totalling approximately \$333,930. With the funding allocation, 20% of the total can be used toward admin costs associated with the program. Thurmond Consulting will be administering the program and training City staff toward understanding program requirements to run a revolving loan program in the future. The total cost of the contract with Thurmond Consulting will be \$57,500, the terms of which will begin on June 1, 2020 and run through June 30, 2021.

REQUIRED APPROVALS: Dennis Kauffman Digitally signed by Dennis Kauffman Date: 2020.05.08 18:14:25 -07'00' 4/24/2020 DATE Scott Pettingell Digitally signed by Scott Pettingell Date: 2020.05.08 16:35:40 -07'00'	
REQUESTING DEPARTMENT HEAD / DESIGNEE CHIEF FINANCIAL OFFICER / DESIGNEE POSTED BY	BUDGET MANAGER / DESIGNEE CITY MANAGER / DESIGNEE BUDGET DEPARTMENT USE ONLY: DATE

Revised: June 24, 2019